



Font Drive Blyth

- Mid Link
- Three bedrooms
- Downstairs W.C
- Lounge through Kitchen
- Garage and Off Street Parking

£ 150,000



01670 352 900
21-23 Waterloo Road, Blyth, NE24 1BW

ROOK
MATTHEWS
SAYER

www.rookmatthewssayer.co.uk
blyth@rmsestateagents.co.uk

Font Drive

Blyth NE24 4GQ

SIMPLY STUNNING THREE BED MID LINK SITUATED ON THE SOUGHT AFTER FONT DRIVE, CROFTON GRANGE IN BLYTH. THE PROPERTY BRIEFLY COMPRISES: ENTRANCE HALL, GROUND FLOOR CLOAKS/W.C, FANTASTIC OPEN PLAN KITCHEN /LOUNGE /DINER WITH FRENCH DOORS TO GARDEN. TO THE FIRST FLOOR THREE BEDROOMS, MASTER WITH EN SUITE AND FAMILY BATHROOM. THE PROPERTY BOASTS AN GARDEN TO THE REAR AND DETACHED GARAGE WITH OFF STREET PARKING. AN IDEAL STARTER/ FAMILY PURCHASE ON THIS SOUGHT AFTER NEW DEVELOPMENT, CLOSE TO SCHOOLS AND TRANSPORT LINKS, EARLY INSPECTION HIGHLY RECOMMENDED. INTEREST IN THIS PROPERTY WILL BE HIGH CALL SOON TO ARRANGE A VIEWING.

ENTRANCE

UPVC door into hallway.

CLOAKS WC

Low level WC, wash hand basin and radiator.

LOUNGE/ KITCHEN 31'68 (9.65m) x 9'17 (2.27m)

Patio doors leading into rear garden.

Double glazed window to the front, single radiator and storage cupboard. Fitted with a range of wall, floor and drawer units with coordinating work surfaces, built in electric oven, gas hob, plumbed for washing machine. Integrated fridge freezer, washing machine and microwave.

FIRST FLOOR LANDING

Boarded loft space with pull down ladders, lighting and power.

BEDROOM ONE 11'68 x 10'18 (3.51m x 3.07m) Maximum measurements include recess.

Double glazed window to the front, single radiator and built in cupboard.

EN-SUITE

Double glazed window, low level WC, wash hand basin, separate shower cubicle and single radiator.

BEDROOM TWO 11'67 x 6'22 (3.51m x 1.88m)

Double glazed window to the front and single radiator.

BEDROOM THREE 8'32 x 6'43 (2.52m x 1.93m)

Double glazed window and single radiator.

BATHROOM

Three piece suite comprising: Panelled bath, hand basin and low level WC. Single radiator and partially tiled walls.

EXTERNALLY

Low maintenance garden to the front. With a North West facing rear garden.

GARAGE

Single detached garage to the rear of the property and off street parking space

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: FIBRE

Mobile Signal Coverage Blackspot: NO

Parking: GARAGE AND PARKING TO TH REAR

MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: b

EPC RATING: B

BL10034 .AJ .GH .2/2/24 .V.V1



Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

16 Branches across the North-East

