



## Crofthead Close Blyth

A Stunning three bedroom end-link family located in this highly sought after development, with prime cul-de-sac position. Located close to most local amenities , Beach and Ridley Park. The property briefly comprises : entrance hallway, downstairs cloaks/WC. spacious rear lounge with French doors to the rear garden, stunning dining kitchen with dining island and integrated appliances, three bedrooms to the first floor, contemporary family bathroom. Private and enclosed rear garden with open aspect over field, double length front driveway providing off street parking . This lovely family home is both stylish and homely, we are sure you will just love it ! Interest in this property will be high call 01670 352900 or email [Blyth@rmsestateagents.co.uk](mailto:Blyth@rmsestateagents.co.uk) to arrange your viewing. Offered with No Upper Chain!!!

**Asking Price £140,000**

ROOK  
MATTHEWS  
SAYER

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## PROPERTY DESCRIPTION

### ENTRANCE HALLWAY

Radiator, staircase to first floor, tile effect Flooring

### DOWNSTAIRS CLOAKS/WC

Pedestal washbasin, low level WC with push button cistern, radiator, double glazed window, wood effect flooring



### DINING KITCHEN 13'6 x 11'7, (4.12 x 3.53m)

An excellent size and beautifully presented family dining kitchen, beautifully complimented with a high gloss central dining island with storage and contrasting worktop, a range of stunning high gloss cream base, wall and drawer units, co-ordinating worktops, integrated electric oven, gas hob, cooker hood, integrated dishwasher, fridge and freezer, washer/dryer, single drainer sink unit with mixer taps, combination boiler, double glazed window to front, radiator

### FIRST FLOOR LANDING

Radiator, loft access with pull down ladders, we have been advised that the loft is fully boarded



### BEDROOM ONE 14'9 x 9'8, maximum measurements, (4.50 x 2.95m)

Two double glazed windows to front, radiator, storage Cupboard

### BEDROOM TWO 9'11 x 8'1, (3.02 x 2.46m)

Radiator, double glazed window to rear

### BEDROOM THREE 6'8 x 6'6, (2.03 x 1.98m)

Radiator, double glazed window to rear

### EXTERNALLY

Lovely, substantially improved rear garden with patio and artificial lawn, walled, double length driveway to the front



### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre (premises)

Mobile Signal Coverage Blackspot: No

Parking: Allocated space

**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.

**RESTRICTIONS AND RIGHTS**

Listed? No  
Conservation Area? No  
Restrictions on property? No  
Easements, servitudes or wayleaves? No  
Public rights of way through the property? No

**RISKS**

Flooding in last 5 years: No  
Risk of Flooding: Zone 1  
Any flood defences at the property: No  
Coastal Erosion Risk: "HIGH / MEDIUM / LOW"  
Known safety risks at property (asbestos etc...): No

**BUILDING WORKS**

Any known planning permissions or proposals in the immediate locality: No  
Outstanding building works at the property: No

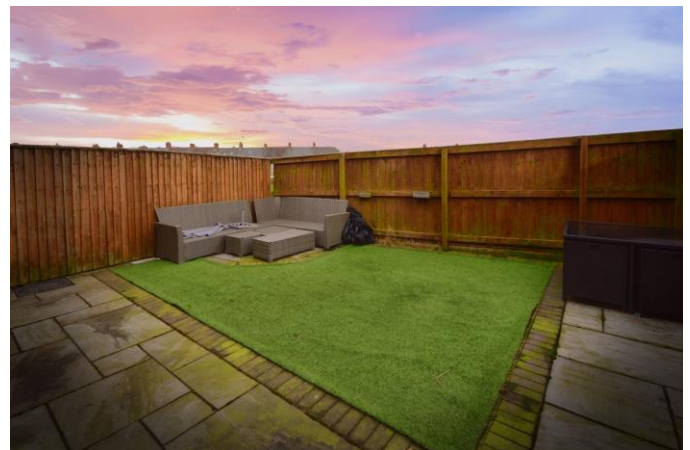
**TENURE**

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: C**

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**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.

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