



## Broadway Crescent Blyth

- Spacious First Floor Flat
- Two Bedrooms/ Two reception Rooms
- Gas Heating & Double Glazing
- Off Street Parking/ Rear Garden
- Sought After Location

**£ 85,000**



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SAYER

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# Broadway Crescent

## Blyth

Nestled on the highly desirable Broadway Crescent in Blyth, this elegant and generously proportioned first floor flat presents a rare opportunity to acquire a beautifully maintained home with the added charm of private gardens. Offered to the market with no upper chain, this delightful property exudes character and warmth throughout. Upon entering, There is spacious lounge, adorned with a striking bay window, allows for an abundance of natural light and offers a perfect setting for both relaxing and entertaining. A separate dining room adds to the sense of space, ideal for more formal gatherings or intimate family meals. The property also features two well-appointed bedrooms and a tastefully fitted family bathroom and kitchen all designed to provide comfort and functionality. Externally, the home boasts a garden to the rear offering tranquil outdoor spaces rarely found with flats of this nature. Situated within easy walking distance of the town centre's amenities, the location strikes the perfect balance between convenience and quiet suburban charm. This distinctive residence is perfectly suited to first-time buyers seeking space and style, as well as those looking for an ideal retirement retreat. A truly special home in an enviable location. Interest in this property will be high call 01670 352900 or email [Blyth@rmstateagents.co.uk](mailto:Blyth@rmstateagents.co.uk) to arrange your viewing.

### ENTRANCE

Stairs to first floor.

### LOUNGE 15'02 (4.57m) x 12'50 (3.81m) max measurements into Bay and recess

Double glazed bay window to front, fire surround with electric inset and hearth, single radiator.

### DINING ROOM 12'83 (3.91m) x 10'56 (3.21m)

Double glazed window to rear, single radiator.

### KITCHEN 9'28 (2.82m) x 4'82 (1.46m)

Double glazed window to rear and side, range of wall, floor and drawer units with roll top work surfaces, stainless steel sink and drainer unit, built in oven with electric hob, space for fridge freezer, plumber for washing machine.

### BEDROOM ONE 12'36 (3.76m) x 10'52 (3.20m) min. measurements excluding recess.

Double glazed bay window to front, built in cupboard, double radiator.

### BATHROOM

White suite comprising panelled bath with shower over, low level w.c, tiling to walls, tiled floor, double glazed window to rear.

### REAR GARDEN

Laid mainly to lawn and fenced boundaries.

### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas Heating

Mobile Signal Coverage Blackspot: No

Parking: Off Street Parking

### MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

### TENURE

Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.

Length of Lease: 999 yr lease from 15.4.2005

**COUNCIL TAX BAND: A**

**EPC RATING: C**

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**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.

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