



Font Drive | Blyth | NE24 4GQ

Offers Over £195,000

Nestled in a peaceful corner of the desirable Crofton Grange Estate in Blyth, this elegant three-storey townhouse on Font Drive offers a rare blend of space, style, and comfort. Perfectly positioned within easy reach of local amenities including Asda and key transport routes, the home enjoys a tranquil cul-de-sac setting while remaining well-connected. Step inside to find a bright entrance hallway that flows through to a practical downstairs WC and a versatile front room, currently set up as a home office. The heart of the home lies at the rear—a spacious, modern dining kitchen that opens out through French doors to a beautifully maintained garden, ideal for entertaining or relaxing in the warmer months. The first floor hosts a luxurious principal bedroom complete with En-suite, and a stunning lounge finished to an exceptional standard. On the top floor, two further well-proportioned bedrooms and a stylish family bathroom offer flexible options for families or those needing extra room for guests or hobbies. The generous rear garden provides private outdoor space and convenient access to a garage and driveway, ensuring secure off-street parking. This is a home that has been thoughtfully designed and impeccably maintained—perfect for buyers seeking quality, space and a peaceful lifestyle. Interest in this property will be high call 01670 352900 or email Blyth@rmsestateagents.co.uk to arrange your viewing.

ROOK
MATTHEWS
SAYER



3



2



2

Town House

Three Bedrooms

Lounge With Juliette Balcony

En-Suite

Sought After Estate

Garage And Off Street Parking

For any more information regarding the property please contact us today

ENTRANCE

UPVC entrance door

ENTRANCE HALLWAY

Double radiator, stairs to first floor landing

CLOAKS/WC

Low level WC, wash hand basin, single radiator

GROUND FLOOR RECEPTION ROOM/STUDY 9'94 (2.97) x 8'89 (2.64)

Double glazed window to front, single radiator

GROUND FLOOR KITCHEN/DINER 13'08 (3.96) X 12'78 (3.84)

maximum measurements into recess

Double glazed window to rear, double radiator, range of wall, floor and drawer units with co-ordinating roll edge work surfaces, co-ordinating sink unit and drainer with mixer tap, tiled splash backs, electric oven, gas hob, space for fridge/freezer, integrated dish washer, plumbed for washing machine, spotlights, double glazed door to rear garden

FIRST FLOOR LOUNGE 13'13 (3.99) X 9'20 (2.79)

Double glazed window to front, single radiator, juliette balcony

BEDROOM ONE 13'13 (3.99) X 9'46 (2.84) maximum

measurements into recess

Double glazed window to rear, single radiator

EN-SUITE

Low level WC, wash hand basin, single radiator, shower cubicle, part tiling to walls

BATHROOM/WC

3 piece suite comprising: Electric shower over panelled bath, wash hand basin, low level WC, single radiator, part tiling to walls

SECOND FLOOR LANDING

BEDROOM TWO 13'12 (3.99) X 10'23 (3.10) maximum

measurements into recess

Double glazed window to front, single radiator

BEDROOM THREE 13'14 (3.99) X 9'55 (2.87) maximum

measurements into recess

Double glazed window to rear, single radiator

FRONT GARDEN

Laid mainly to lawn, driveway

REAR GARDEN

Astro turf, patio area, decking

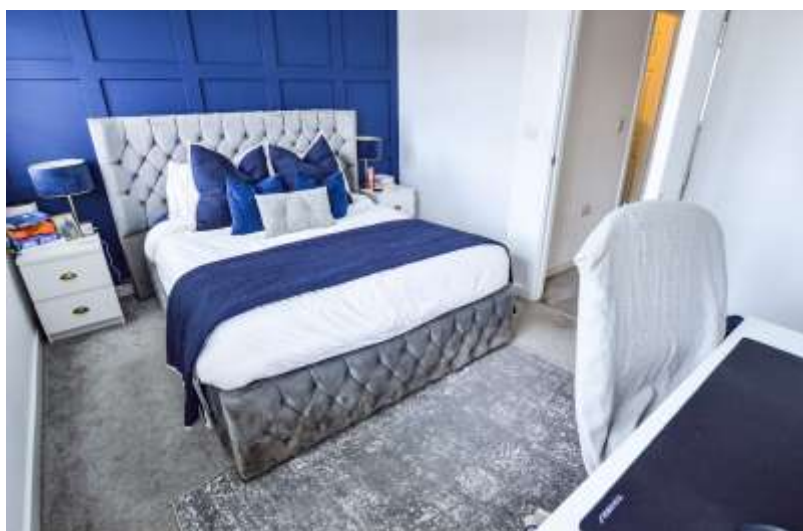
GARAGE

Single

T: 01670 352900

Branch: blyth@rmsestateagents.co.uk

ROOK
MATTHEWS
SAYER



T: 01670 352900

Branch: blyth@rmsestateagents.co.uk

ROOK
MATTHEWS
SAYER

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre to premises

Mobile Signal Coverage Blackspot: No

Parking: Garage in separate block and driveway

Accessibility: Suitable for wheelchairs, wide doorways

Site management fees: £83 per annum

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

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: C

EPC RATING: C

BL00011578.AJ.DS.18/06/2025.V.1



T: 01670 352900

Branch: blyth@rmsestateagents.co.uk

**ROOK
MATTHEWS
SAYER**



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.

T: 01670 352900

Branch: blyth@rmsestateagents.co.uk

