



Castle Heaton Way | Blyth | NE24 4GH

£165,000



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Stunning Three Bedroom

Freehold, Council Tax Band B, EPC Rating C

Garage And Off Street Parking

Mains Water , Electricity , Sewage

Downstairs WC

En-Suite

Sought After Estate

Gas Heating, Fibre To Premises

For any more information regarding the property please contact us today

**ROOK
MATTHEWS
SAYER**

Occupying a prime position within the prestigious Crofton Grange development, this exquisitely presented end-terraced residence showcases an exceptional blend of contemporary elegance and everyday practicality, offering a home of style, comfort, and superb attention to detail. Positioned close to Asda, well-regarded local schools, and with effortless access to both the A189 and A1, it enjoys a location that is as convenient as it is desirable. The ground floor features a stylish, contemporary kitchen/diner, a convenient downstairs WC, and a spacious, inviting lounge with French doors opening onto the rear garden. Upstairs, there are three well-proportioned bedrooms, including a master with en-suite, as well as a modern family bathroom. Outside, the property enjoys a beautifully maintained rear garden, a garage, and off-street parking to the rear. With gas central heating, double glazing, and generous storage throughout, this home is ready to move straight into. Early viewing is highly recommended to avoid disappointment.

PROPERTY DESCRIPTION:

ENTRANCE: UPVC entrance door

DOWNSTAIRS CLOAKS/W.C.: low level w.c, pedestal wash and hand basin

LOUNGE: (rear): 12'91 x 11'62, (3.93m x 3.54m), double glazed French doors to rear garden, radiator and tv point.

DINING KITCHEN: (front): 18'81 x 7'85, (5.73m x 2.39m), double glazed window to front, range of wall floor and drawer units with coordinating work surfaces, coordinating sink unit and drainer with mixer tap, built in electric oven with gas hob, tiled splash backs, double radiator, integrated fridge freezer and dishwasher and plumbed for washing machine.

FAMILY BATHROOM: three piece suite comprising, panelled bath, pedestal wash hand basin, low level w.c, single radiator.

BEDROOM ONE: (rear): 10'10 x 11'60, (3.07m x 3.53m), double glazed window to rear, single radiator, built in cupboard.

EN-SUITE: double glazed window to rear, shower cubicle, pedestal wash hand basin, low level w.c.

BEDROOM TWO: (front): 11'76 x 6'20, (3.58m x 1.88m), double glazed window to front, single radiator

BEDROOM THREE: (front): 8'40 x 6'45, (2.56m x 1.96m), double glazed window to front, radiator.

EXTERNALLY: low maintenance went facing garden

GARAGE: detached to rear of the property



T: 01670 352900

Branch: blyth@rmsestateagents.co.uk

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas Central

Broadband: Fibre to premises

Mobile Signal Coverage Blackspot: No

Parking: Garage

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.

BUILDING WORKS

Any known planning permissions or proposals in the immediate locality: NO

Outstanding building works at the property: NO

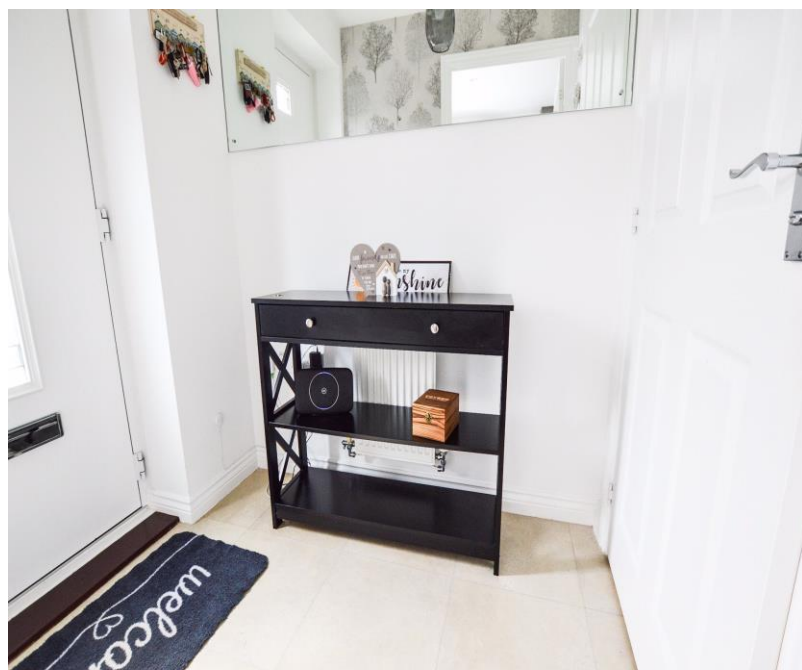
TENURE

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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