



Crocus Drive | Blyth | NE24 4UE

£165,000



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Sought-after Portland Wynd location

Private, enclosed rear garden

Two generously sized bedrooms

Convenient downstairs WC

Bright lounge with open-plan staircase

Off-street parking

Stunning dining kitchen with French doors to garden

Gas central heating & double glazing throughout, Council tax A, EPC B

For any more information regarding the property please contact us today

Situated in the highly sought-after Portland Wynd development, this beautifully presented two-bedroom semi-detached home offers stylish and modern living throughout.

The property features a welcoming entrance hall, a convenient downstairs WC, a bright and spacious lounge with an open-plan staircase, and a stunning dining kitchen with French doors opening onto a private, enclosed rear garden—perfect for alfresco evenings.

Upstairs boasts two generously sized bedrooms and a contemporary family bathroom.

Additional benefits include off-street parking, double glazing, and gas central heating. With high interest expected, early viewing is strongly recommended.

Interest in this property will be high call 01670 352900 or email Blyth@rmsestateagents.co.uk to arrange your viewing.

PROPERTY DESCRIPTION:

ENTRANCE: UPVC Entrance door

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

LOUNGE: (front): 13'53 x 12'28, (4.12m x 3.74m), double glazed window to front, and single radiator as well as open staircase.

KITCHEN: (rear): 12'22 x 7'86, (3.72m x 2.39m), double glazed window to rear, single radiator, range of wall, floor and drawer units with coordinating roll edge work surfaces, electric oven, gas hob, space for fridge freezer and plumbed are for washing machine, double glazed patio doors to rear garden

FIRST FLOOR LANDING AREA: double glazed window to side, loft access, built in storage cupboard.

BEDROOM ONE: (front): 12'30 x 10'80, (3.74m x 3.29m), double glazed window to front, and single radiator.

BEDROOM TWO: (rear): 7'85 x 12'24, (2.38m x 3.73m), double glazed window to rear, single radiator as well as loft access in this room.

FAMILY BATHROOM: 3 piece suite comprising panelled bath with shower over, pedestal wash hand basin, low level w.c, single radiator and part tiling to walls.

EXTERNALLY: to the front there is off street parking, to the rear it is laid mainly to lawn with a patio area.

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PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: Cable

Mobile Signal Coverage Blackspot: No

Parking: Driveway

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: A

EPC RATING: B

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Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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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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