

Halton Grove | Blyth | NE24 4NY

£190,000



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**Gorgeous Four Bedroom Semi** 

Close To Shops, New Train Station and Local Schools

**Electric Charger Point** 

Downstairs Cloaks/w.c, En-Suite

Freehold, Council Tax Band C and EPC Rating C

Mains Water, Sewage and Electricity

Gas Heating, Fibre to Cabinet
Broadband

**Off Street Parking** 

For any more information regarding the property please contact us today

Stylish, spacious, and perfectly located — this family-friendly home offers everything you need for modern living. Set within the highly sought-after Halton Grove on the popular Crofton Grange Estate in Blyth, this beautifully presented four-bedroom semi-detached townhouse provides the ideal balance of comfort, space, and convenience for growing families. The property enjoys an enviable location close to excellent local schools, nearby shops including Asda, and a range of transport links, making everyday life easy and wellconnected. Regular bus services operate throughout the area, and the new nearby train station offers quick and convenient travel to surrounding towns and cities — perfect for commuters and families alike. Inside, the home opens with a welcoming entrance hallway leading to a downstairs cloakroom/W.C., a bright and spacious lounge, and a modern breakfasting kitchen fitted with contemporary units and integrated appliances. French doors open directly onto the rear garden, creating a perfect setting for family meals, entertaining, or simply enjoying the outdoors together. The first floor features three well-proportioned bedrooms and a modern family bathroom, providing plenty of space and flexibility for family life. The top floor is dedicated to the impressive master suite, complete with an ensuite shower room and generous storage — a private retreat away from the main living areas. Outside, you'll find a private, lowmaintenance rear garden ideal for children to play or for hosting summer gatherings, along with allocated parking. Combining a fantastic layout with a convenient location close to schools, shops, bus routes, and the new train station, this beautiful home is perfect for families seeking space, style, and a welcoming community setting.

### PROPERTY DESCRIPTION:

ENTRANCE PORCH: UPVC entrance door

**ENTRANCE HALLWAY:** stairs to first floor landing and single radiator

**DOWNSTAIRS CLOAKS/W.C.:** low level wc, hand basin, double glazed window to front and single radiator.

**LOUNGE:** (front): 14'31 x 11'75, (4.36m x 3.54m), double glazed window to front, and built in storage cupboard.

**KITCHEN:** (rear): 15'24 x 8'71, (4.64m x 5.70m), double glazed window to rear, single radiator, range of wall floor and drawer units with coordinating roll edge work surfaces, built in electric fan assisted oven, gas hob with extractor fan above, space for fridge freezer, plumbed area for washing machine, tiling to floor, spotlights and patio doors to rear garden.

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FIRST FLOOR LANDING AREA: built in storage cupboard.

**FAMILY BATHROOM:** 3 piece suite comprising panelled bath, hand basin, low level w.c, and double glazed window to side, single radiator and part tiling to walls.

**BEDROOM ONE:** (front & rear): 13'81 x 9'13, (4.20m x 2.78m), double glazed window to front and rear, double radiator, built in wardrobe and loft access.

**EN-SUITE SHOWER ROOM:** double glazed window to rear, low level WC, hand basin, double radiator, shower cubicle and part tiling to walls.

**BEDROOM TWO:** (front): 8'92 x 9'56, (2.71m x 2.91m), double glazed window to front and single radiator.

**BEDROOM THREE:** (rear): 7'38 x 8'80, (2.24m x 2.68m), double glazed window to rear, and single radiator.

**BEDROOM FOUR:** (rear): 6'23 x 7'56, (1.89m x 2.30m), double glazed window to rear and single radiator.

**EXTERNALLY:** to the front is laid mainly to lawn with off street parking, to the rear has patio area and low maintenance garden.

# **PRIMARY SERVICES SUPPLY**

Electricity: Mains Water: Mains Sewerage: Mains Heating: Mains Gas

Broadband: Fibre to cabinet

Mobile Signal Coverage Blackspot: No Parking: allocated parking space

## **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: C** 

**EPC RATING:** C

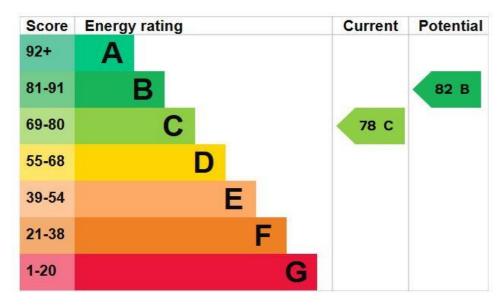
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**EPC RATING** 

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