



Yeavinger Way | Blyth | NE24 4SU

£89,600

This beautifully presented Two Double bedroom house, situated on the sought after Yeavinger Way, Crofton Grange in Blyth would be absolutely perfect for first time buyers. Within walking distance to local amenities and transport links, the accommodation briefly comprises: Entrance hallway with stairs to first floor, open plan lounge/breakfasting kitchen with French doors to the garden and ground floor cloaks/WC. To the first floor are two bedrooms and family bathroom. Off street parking to the front. To the rear is an enclosed garden, mainly laid to lawn. This property is presented to a very high standard and we anticipate an extremely high level of viewings on this fantastic home! Interest in this property will be high call 01670 352900 or email Blyth@rmsestateagents.co.uk to arrange your viewing. This property is part of the Section 106 affordable housing scheme and the price shown is 70% of the full market value. (We are waiting for final confirmation of this). The property can only be purchased by people who meet the criteria of this agreement. Please contact the office on 01670 352900 for more information or visit: <https://www.northumberland.gov.uk/Housing/Affordable.aspx>

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**Beautifully Presented Two
Double Bedroom Home**

**Freehold, EPC Rating: C,
Council Tax Band: A**

Downstairs W.C

**Mains Electric, Water,
Sewerage**

**Off Street parking To Front
Garden to Rear**

**Gas Heating, Fibre Premises
Broadband**

Section106 Affordable Housing, 70 %

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION:

ENTRANCE

UPVC entrance door

ENTRANCE HALLWAY

Stairs to first floor landing

CLOAKS/WC

Low level WC, hand basin, tiled flooring

LOUNGE/KITCHEN 22'07 (6.71) X 8'88 (2.64) maximum measurements into recess

Lounge - Double glazed window to front, tiled flooring, double doors to rear garden

Kitchen – Double glazed window to rear, range of floor, wall and drawer units with coordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer tap, built in electric fan assisted oven, gas hob with extractor fan above, space for fridge/freezer

FIRST FLOOR LANDING

Access to loft

BEDROOM ONE 12'21 (3.71) X 7'88 (2.33)

Double glazed window to rear, single radiator

BEDROOM TWO 12'20 (3.71) X 7'76 (2.31)

Double glazed window to front, single radiator

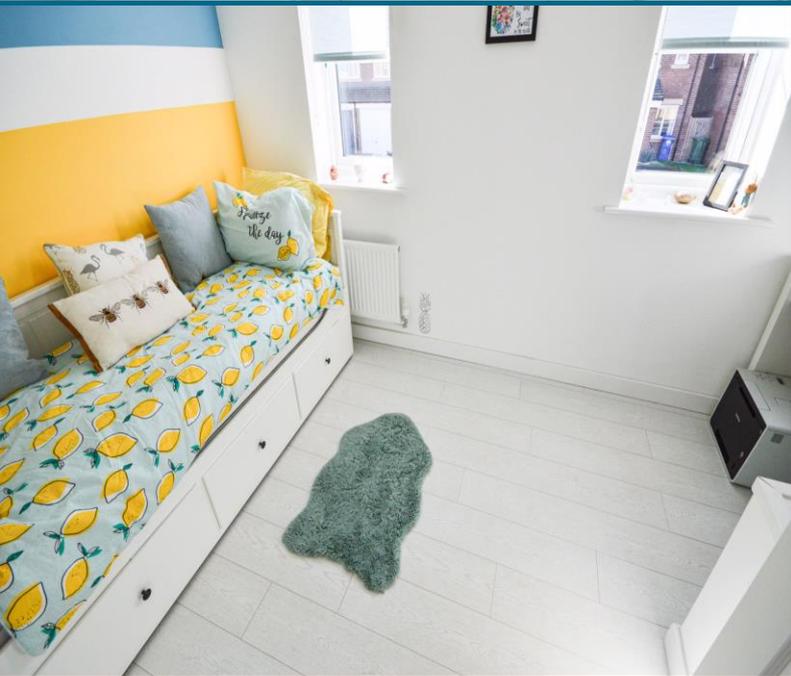
BATHROOM/WC

3 piece white suite comprising: Mains shower over panelled bath, pedestal hand basin, low level WC, Double glazed window to side, single radiator

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PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: Fibre to premises

Mobile Signal Coverage Blackspot: No

Parking: Garage/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: C

EPC RATING: A

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Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B		
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EPC RATING

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.