



Canch Crescent| Blyth | NE24 5BE

£155,000

Offering space, light and a family-friendly layout, this three bedroom home is ideally situated on a desirable estate in Blyth, an area popular with families thanks to its close proximity to local shops, well-regarded schools and excellent transport links. The property makes a welcoming first impression with a front garden providing off-street parking, ideal for busy family life. Upon entering the home, you are greeted by a bright and spacious hallway which sets the tone for the rest of the property. The heart of the home is the generous kitchen diner, thoughtfully designed to be both practical and sociable, offering ample space for everyday family meals as well as entertaining. A convenient downstairs W.C. enhances the functionality of the ground floor. The comfortable lounge provides a relaxing environment for the whole family, with doors opening directly onto the rear garden, allowing natural light to flow through the space and creating a seamless connection between indoor and outdoor living. The large southerly facing rear garden is a real highlight, offering an excellent space for children to play, summer barbecues and family gatherings, while benefiting from sunshine throughout the day. To the first floor, the property continues to impress with three well-proportioned bedrooms, all suitable for family living, guest accommodation or a home office. The family bathroom is neatly presented and well equipped to meet the needs of a modern household. Overall, this is a wonderful opportunity to acquire a spacious and well-located family home, offering flexible living accommodation, generous outdoor space and easy access to all the amenities required for comfortable family living. Interest in this property will be high call 01670 352900 or email Blyth@rmsestateagents.co.uk to arrange

your viewing
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Gorgeous Three Bedroom

**Mains Water, Electricity,
Sewage & Gas Heating**

Front, Side and Large

Downstairs W. C

**Sought after Estate near
Schools, Shops and Transport
Links**

**Freehold, Epc Rating B,
Council Tax Band B**

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION:

ENTRANCE PORCH: Entrance door

ENTRANCE HALLWAY

DOWNSTAIRS CLOAKS/W.C.: low level wc, wash hand basin and single radiator.

LOUNGE: (rear): 10'84 x 13'52, (3.30m x 4.12m), double glazed window to rear, double radiator and double doors to rear garden.

KITCHEN: (front & rear): 10'22 x 16'07, (3.11m x 4.89m), double glazed window to front and rear, double radiator, stainless steel sink unit and drainer with mixer tap, tiled splash backs, built in electric fan assisted oven, gas hob with extractor fan above, space for fridge freezer and storage cupboard.

FIRST FLOOR LANDING AREA: loft access

LOFT

FAMILY BATHROOM: 3peice suite comprising panelled bath, shower over, hand basin, low level wc, double glazed window to side and heated towel rail.

BEDROOM ONE: (front): 13'86 x 8'22, (4.22m x 2.50m), double glazed window to front and single radiator.

BEDROOM TWO: (rear): 12'43 x 7'16, (3.78m x 2.18m), double glazed window to rear and single radiator.

BEDROOM THREE: (rear): 8'97 x 6'0, (2.73m x 1.82m), double glazed window to rear and single radiator.

EXTERNALLY: to the front is laid mainly to lawn, with one off street parking space. To the rear is laid mainly to lawn with patio area and southerly facing.

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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

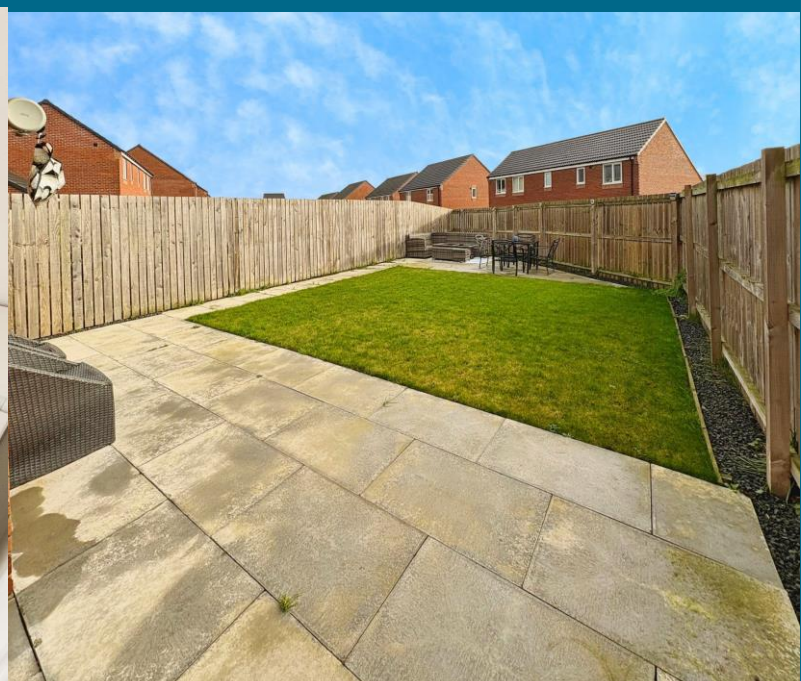
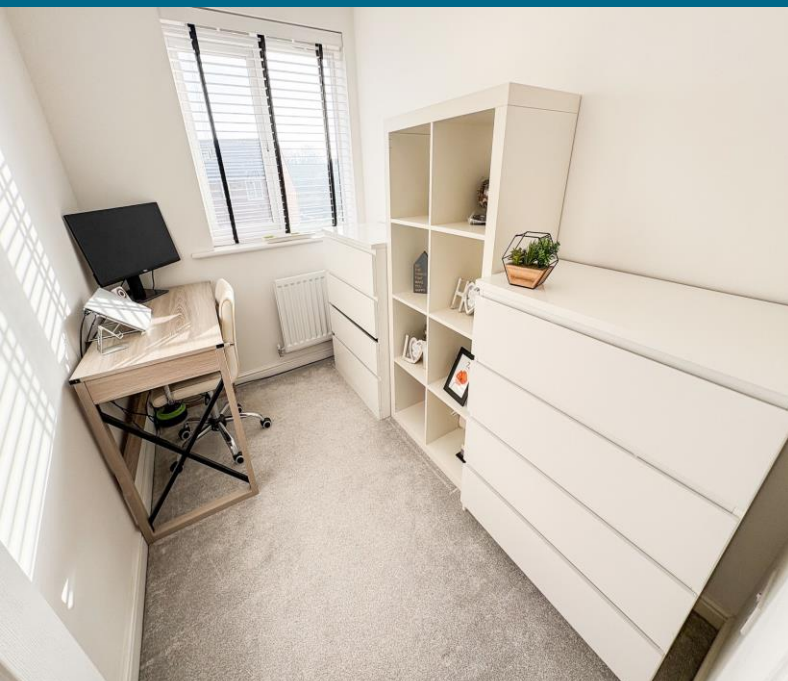
TENURE

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: B

EPC RATING: B

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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