



Canch Crescent | Blyth | NE24 5BE

£180,000

A garden that follows the sun, a plot that offers space to grow, and a location that places schools, shops and everyday essentials within easy reach – this impressive three-bedroom detached home ticks all the right boxes for modern family living. From the moment you step into the welcoming entrance hallway, you'll appreciate the sense of space and warmth this home provides. The heart of the property is the superb dining kitchen, a fantastic family hub with ample space for cooking, dining and entertaining. French doors open directly onto the rear garden, creating a seamless connection between indoor and outdoor living. A useful ground floor cloakroom/WC adds practicality, while the bright dual-aspect lounge offers the perfect place to relax and unwind. To the first floor are three generously proportioned bedrooms, thoughtfully arranged to suit a variety of needs. The principal bedroom benefits from its own en-suite shower room, creating a private retreat, while the remaining bedrooms offer excellent flexibility for children, guests or those working from home. A contemporary family bathroom completes the first-floor accommodation. Externally, the property continues to impress. A front garden, detached garage and driveway provide ample off-street parking, while the enclosed rear garden enjoys a desirable southerly aspect, ensuring sunshine throughout much of the day. The generous plot offers plenty of outdoor space for children to play, summer entertaining, gardening or simply relaxing in a private setting. Combining space, practicality and a highly convenient location close to local amenities, well-regarded schools and transport links, this outstanding family home is sure to attract considerable interest. To arrange your viewing, please call 01670 352900 or email the Blyth office today.

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**Stunning Three Bedroom
Detached**

**Large Plot with Beautiful
Southerly Garden**

**Downstairs W.C and En
Suite**

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

**Mains Water, Electricity and
Sewage**

**Gas Heating, Fibre to
Premises Broadband**

Popular Estate Close To Shops and School

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION:

ENTRANCE: UPVC entrance door.

ENTRANCE HALLWAY: single radiator

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

LOUNGE: (front & side): 14'60 x 11'31, (4.45m x 3.44m), double glazed window to front and side, double radiator, built in storage cupboard.

KITCHEN: (rear): 14'50 x 9'41, (4.41m x 2.86m), double glazed window to front, double radiator, range of wall, floor and drawer units with coordinating roll edge work surfaces, stainless steel sink unit with roll edge work surfaces, stainless steel sink unit and drainer with mixer tap, tiled splash backs, electric fan assisted oven with gas hob and extractor fan above, space for fridge freezer, plumbed area for washing machine and double glazed door to rear garden.

FIRST FLOOR LANDING AREA

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

BEDROOM ONE: (rear): 8'11 x 14'59, (2.47m x 4.44m), double glazed window to front and single radiator.

EN-SUITE SHOWER ROOM: double glazed window to front, low level wc, pedestal wash hand basin, single radiator, shower cubicle, and part tiling to walls.

BEDROOM TWO: (front): 9'51 x 8'14, (2.89m x 2.48m), double glazed window to front, and single radiator, as well as loft access.

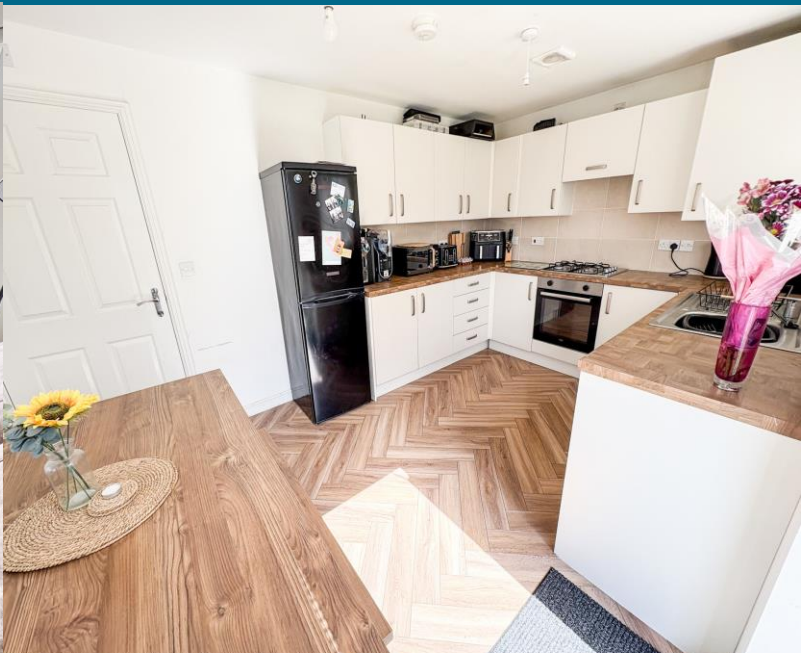
BEDROOM THREE: double glazed window to front, and single radiator.

EXTERNALLY: To the front is laid mainly to lawn with a single garage, to the rear is laid mainly to lawn also with a southerly facing garden.

T: 01670 352 900

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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

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: B

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Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	83 B	
69-80	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.