



Halton Grove | Blyth | NE24 4NY

£195,000

Contemporary Four-Bedroom Townhouse with Beautiful Open Aspect Elegant, beautifully presented and designed with modern family life in mind, this impressive four-bedroom semi-detached townhouse offers a wonderful combination of style, space and comfort, occupying a particularly appealing position within the sought-after Crofton Grange Estate. Set on Halton Grove, the property enjoys a desirable outlook over the open green field situated within the development, providing an attractive sense of openness to the front and a pleasant outlook that sets this home apart from many others on the estate. Inside, the property offers a sophisticated and versatile arrangement of living spaces, finished in a style that is both contemporary and welcoming. A bright entrance hallway introduces the home, leading to a convenient downstairs cloakroom, an impressive lounge and a beautifully appointed breakfasting kitchen. The modern kitchen forms the heart of the home, with stylish contemporary cabinetry, integrated appliances and generous space for dining. Large French doors flood the room with natural light while opening directly onto the rear garden, creating an effortless connection between the kitchen and outside space. This is a superb setting for relaxed family dining, entertaining guests or enjoying summer evenings together. The first floor provides three well-proportioned bedrooms alongside a modern family bathroom. The accommodation offers excellent flexibility, whether required for children, guests, dressing space or working from home. The entire top floor is dedicated to the luxurious principal bedroom suite, creating a private and peaceful retreat. Generously proportioned, it benefits from a stylish ensuite shower room and excellent storage, offering a level of privacy and comfort that is particularly appealing in a family home. Externally, the rear garden provides a private and low-maintenance space that is both practical and inviting — perfect for outdoor dining, entertaining or family time. Allocated parking adds further convenience. The position is exceptionally well suited to modern family life, with highly regarded local schools, shops and everyday amenities close by, including Asda. Excellent bus connections serve the surrounding area, while the new nearby train station provides convenient links to neighbouring towns and cities. Combining contemporary interiors, generous accommodation and a particularly attractive open aspect over the field within the development, this exceptional townhouse offers stylish, low-maintenance family living in a well-connected and increasingly desirable Blyth location.

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Semi Detached Townhouse

Four Bedrooms

Downstairs Cloaks & En-Suite

Close To Train Station

Gas Heating & Double Glazed

Rear Gardens & Allocated Parking

Ideal Family Home

Viewing Highly Recommended

For any more information regarding the property please contact us today

ENTRANCE:

ENTRANCE HALLWAY:

Stairs to first floor, radiator

DOWNSTAIRS CLOAKS W.C:

Low level w.c, double glazed window, radiator.

LOUNGE: 11'80 (3.59m) x 14'27 (4.34m)

Double glazed window to front, double radiator, built in storage cupboard.

KITCHEN: 15'25 (4.64m) X 8'73 (2.66m)

Double glazed window to rear, range of wall, floor and drawers units with roll top work surfaces, stainless steel sink and drainer unit, built in fan assisted oven, with gas hob, extractor fan above, space for fridge freezer, plumbed for washing machine, radiator, double glazed double doors to rear garden.

FIRST FLOOR LANDING:

Radiator

BEDROOM TWO: 9:58 (2.91m) x 8'80 (2.68m)

Double glazed window to front, radiator

BEDROOM THREE: 8'69 (2.64m) x 7'68 (2.34m)

Double glazed window to rear, radiator.

BEDROOM FOUR: 6'29 (1.91m) x 7'59 (2.31m)

Double glazed window to rear, radiator.

BATHROOM:

Double glazed frosted window to side, three piece suite comprising panelled bath, pedestal wash hand basin, low level w.c, part tiling to walls, radiator.

TOP FLOOR:

MASTER BEDROOM: 13'86 (4.22m) x 9'05 (2.75m)

Velux window to rear, double glazed window to front, built in cupboard, radiator, door to;

EN SUITE:

Double glazed window to rear, low level w.c, wash hand basin, shower cubicle, extractor fan, double radiator.

LOFT:

Boarded, lighting and power off bedroom one.

FRONT GARDEN:

Driveway

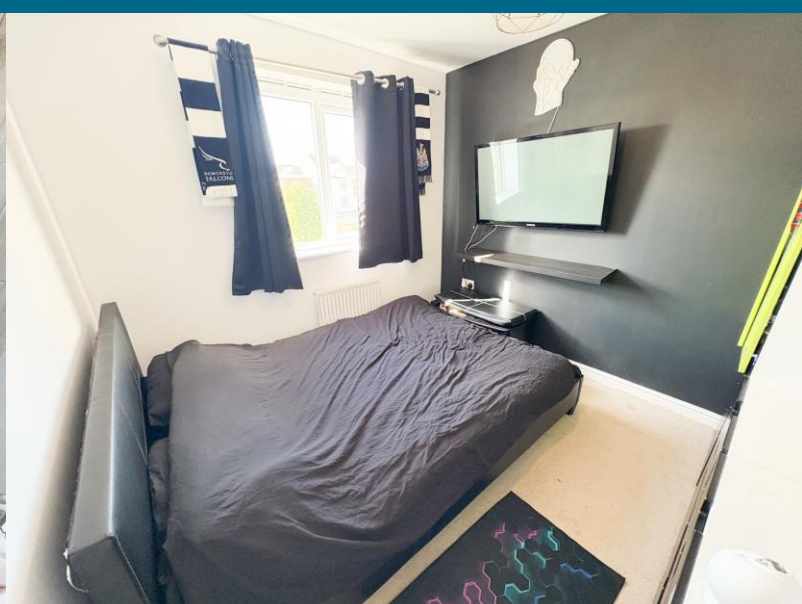
REAR GARDEN:

Fenced boundaries, mainly laid to lawn, patio area, decked area.

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PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas Heating

Broadband: Fibre To Premises

Mobile Signal Coverage Blackspot: No

Parking: Allocated Parking

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.

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

TENURE

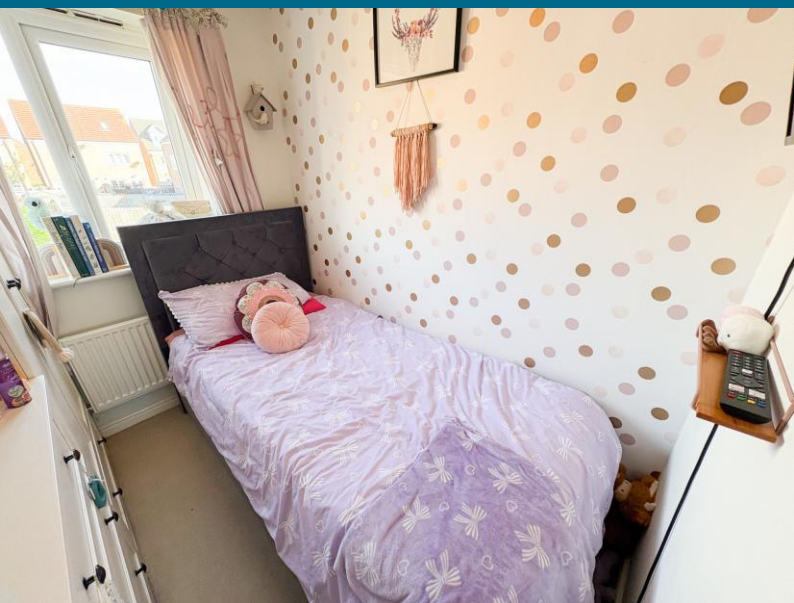
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

Any Other Charges/Obligations: £80 per annum

COUNCIL TAX BAND: C

EPC RATING: TBC

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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.

