



## Cypress Crescent Blyth

Stunning Three Bedroom Semi Detached home located on Cypress Crescent in Blyth. Conveniently located for town centre amenities in one of Blyth's most sought after residential areas. This family home has been refurbished throughout with modern fixtures and fittings and early viewing really is a must to secure. Briefly comprising; Vestibule, hallway, lounge with bay window, dining kitchen and utility room. To the first floor are three bedrooms and family bathroom. Garden to front with driveway and to the rear a large well kept garden. A truly superb family home oozing charm and character which must be viewed to appreciate. Interest in this property will be high call 01670 352900 or email [Blyth@rmsestateagents.co.uk](mailto:Blyth@rmsestateagents.co.uk) to arrange your viewing.

Asking Price **£210,000**

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## PROPERTY DESCRIPTION

### ENTRANCE PORCH

Double glazed entrance door with side panels, tiled floor, door to hallway

### ENTRANCE HALL

Staircase to first floor with spindle banister, under stairs cupboard, parquet flooring, radiator



### LOUNGE 11'10" Into alcove x 16'01" Into Bay (3.61m into alcove x 4.9m Into Bay)

Double glazed bay window to front, living flame effect gas fire with cast iron effect fireplace, alcove x 2, television point, coving to ceiling, radiator

### DINING KITCHEN - DINING AREA 12'08" Into Alcove x 12'01" (3.86m into Alcove x 3.68m)

### KITCHEN AREA 10'03" X 7'0"

Fitted with a range of wall and base units, work surfaces, single drainer sink unit, built in electric oven and ceramic hob, space for automatic dishwasher, Alcoves x 2, tiled floor, tiled splash back, radiator x 2, cast iron fireplace with open grate, picture rail. Double glazed window to side and rear x 2, double glazed door to side



### UTILITY

Wall and base units, work surfaces, space for automatic washing machine, tiled floor, double glazed window to rear

### FIRST FLOOR LANDING

Double glazed window to side, access to roof space via loft ladder, built in cupboard

### BEDROOM ONE 11'05" Into alcove x 15'03" Into Bay (3.48m Into Alcove x 4.65m Into Bay)

Double glazed bay window to front, alcoves x 2, television point, picture rail, radiator, cast iron fireplace



### BEDROOM TWO 11'11" Into Alcove x 9'11" (3.63m into alcove x 3.02m)

Double glazed window to rear, alcoves x 2, picture rail, radiator

### BEDROOM THREE 8'02" X 7'0" (2.48m x 2.13m)

Double glazed window to front, picture rail, radiator

## LOFT

Pull down ladders and lighting

## BATHROOM/W.C.

White four piece suite comprising panelled bath, pedestal wash hand basin, step in double shower cubicle with mains shower, low level WC, tiled walls, tiled floor, radiator, downlights, two double glazed frosted window to side and rear

## FRONT GARDEN

Laid mainly to lawn, gravelled area, driveway providing off street parking

## REAR GARDEN

Laid mainly to lawn, planted borders, flower, tree and shrub borders, garden shed, decked area

## PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre (premises)

Mobile Signal Coverage Blackspot: No

Parking: Driveway and on street parking

## MINING

The property is known to be on a coalfield and known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

## RESTRICTIONS AND RIGHTS

Listed? No

Conservation Area? No

Restrictions on property? No

Easements, servitudes or wayleaves? No

Public rights of way through the property? No

## RISKS

Flooding in last 5 years: No

Risk of Flooding: Zone 2

Any flood defences at the property: No

Coastal Erosion Risk: Low

Known safety risks at property (asbestos etc....): No

## 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: D**

BL00010932.AJ.DS.23/02/2024.V.1

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