



## Crest Way Blyth

Wow show home standard, Gorgeous Two Bedroom property on the highly sought after Commissioners Quay in Blyth, will make a beautiful family home. The property has been upgraded by the current owners to a stunning standard and briefly comprises: Hallway two bedrooms to the downstairs, plus a family bathroom - all leading off a main hallway. Upstairs is a modern open-plan lounge living-kitchen space, with central island and dining area. Also boasts a front and Rear garden and an off street parking for Two cars. 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 **£190,000**

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ROOK  
MATTHEWS  
SAYER

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[blyth@rmsestateagents.co.uk](mailto:blyth@rmsestateagents.co.uk)



# Crest Way Blyth

## ENTRANCE

UPVC entrance door

## ENTRANCE HALLWAY

Stairs to first floor landing, storage cupboard

## LOUNGE/KITCHEN/DINER 27'58 (8.36) X 13'86 (4.17) maximum measurements into recess

Double glazed window to rear, range of wall, floor and drawer units with co-ordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer tap, built in electric fan assisted oven, electric hob, integrated fridge/freezer, washing machine, and dish washer, built in cupboard

## BEDROOM ONE 12'47 (3.76) X 8'77 (2.62)

Double glazed window to front, single radiator, fitted wardrobes

## BEDROOM TWO 10'01 (3.07) X 9'71 (2.92) maximum measurements into recess

Double glazed window to front, single radiator, fitted wardrobes

## BATHROOM/WC

3 piece suite comprising: Mains shower oven panelled bath, hand basin, low level WC, tiling to walls, tiled flooring

## FRONT GARDEN

Lawn, paved and gravelled areas

## REAR GARDEN

Low maintenance garden, paved, garden shed

## PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre (cabinet)

Mobile Signal Coverage Blackspot: Yes

Parking: Two allocated parking spaces

Maintenance fee: £200 per annum



## MINING

The property is not known to be on a coalfield and not 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

## RISKS

Japanese knotweed found, not within close proximity, under a treatment plan by Builders

**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		96 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		





**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.

**16 Branches across the North-East**

