



## Crocus Drive Blyth

Wow! Rarely does a property come to the market of this quality, superb show home standard, freehold, modern semi detached family home and simply must be viewed to appreciate. Built by Miller Homes on this highly sought after recent development. With easy access to major road links and a short drive from the Beach. Briefly comprises: Entrance hallway, light airy lounge/diner, stunning kitchen with integrated appliances, French doors to the garden and downstairs WC. To the first floor there are three bedrooms and contemporary bathroom with WC. A fabulous rear garden with patio, lawn and on-site parking to the front. 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**

01670 352 900  
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ROOK  
MATTHEWS  
SAYER

[www.rookmatthewssayer.co.uk](http://www.rookmatthewssayer.co.uk)  
[blyth@rmsestateagents.co.uk](mailto:blyth@rmsestateagents.co.uk)



# Crocus Drive Blyth

## ENTRANCE

UPVC entrance door

## ENTRANCE HALLWAY

Stairs to first floor flat, tiled flooring

## CLOAKS/WC

Low level WC, hand basin, double glazed window

## LOUNGE 16'66 (5.03) X 14'75 (4.45) maximum measurements into recess

Double glazed window to rear, single radiator, built in storage cupboard

## KITCHEN 10'50 (3.18) X 7'43 (2.24) maximum measurements into recess

Double glazed window to front, single radiator, range of wall, floor and drawer units with co-ordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer tap, electric fan assisted oven, gas hob, integrated fridge/freezer, plumbed for washing machine

## FIRST FLOOR LANDING

Built in storage cupboard

## LOFT

## BEDROOM ONE 11'41 (3.45) X 10'54 (3.18) maximum measurements into recess

Double glazed window to front, single radiator, built in cupboard

## EN-SUITE

Double glazed window to front, low level WC, hand basin, single radiator, shower cubicle

## BEDROOM TWO 10'74 (3.22) X 7'74 (2.31)

Double glazed window to rear, single radiator

## BEDROOM THREE 7'28 (2.13) X 6'68 (1.98)

Double glazed window to rear, single radiator

## BATHROOM/WC

3 piece suite comprising: panelled bath, low level WC, single radiator, tiled flooring

## FRONT GARDEN

Driveway

## REAR GARDEN

Laid mainly to lawn, patio area, south facing



**PRIMARY SERVICES SUPPLY**

Electricity: Mains  
Water: Mains  
Sewerage: Mains  
Heating: Gas  
Broadband: ADSL (modem)  
Mobile Signal Coverage Blackspot: No  
Parking: Driveway

**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.

**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+	<b>A</b>		<b>95 A</b>
81-91	<b>B</b>	<b>83 B</b>	
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

Energy efficiency chart



**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**

