



Beaufront Walk Blyth

A beautifully presented, Four Bedroom detached home, located on the ever-popular Crofton Grange Estate, close to Asda, local schools and with excellent transport links to ENSEC and major routes. The property boasts an attached garage and driveway and briefly comprises: Entrance lobby, stylish lounge, downstairs cloaks/WC, gorgeous dining kitchen with integrated appliances and Bi-fold doors out to the garden area and utility room. Four good size bedrooms to the first floor, the principle bedroom with contemporary En-suite shower room, fabulous family bathroom with shower, enclosed rear garden with patio and lawn.

Interest in this property will be high call 01670 352900 or email blyth@rmsestateagents.co.uk to arrange your viewing.

£209,950

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Beaufront Walk Blyth

ENTRANCE

UVPC entrance door

ENTRANCE HALLWAY

Stairs to first floor landing

CLOAKS/WC

Low level WC, hand basin, double glazed window, single radiator

LOUNGE 10'45 (3.15) X 13'61 (4.12)

Double glazed window to front, single radiator



KITCHEN 17'0 (5.18) X 9'51 (2.87)

Double glazed window to rear, single radiator, range of wall, floor and drawer units with co-ordinating roll edge work surface, stainless steel sink unit and drainer with mixer tap, tiled splash backs, electric fan assisted oven, gas hob, space for fridge/freezer, integrated dish washer, bi-fold doors to rear garden

UTILITY ROOM 6'51 (1.96) X 5'17 (1.55) maximum measurements into units

Fitted wall and base units/work surfaces, plumbed for washing machine, door to rear garden

FIRST FLOOR LANDING

Loft access



BEDROOM ONE 10'49 (3.15) X 9'93 (2.97)

Double glazed window to front, single radiator, fitted wardrobes

EN-SUITE

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

BEDROOM TWO 11'86 (3.56) X 8'51 (2.57) maximum measurements into recess

Double glazed window to front, single radiator

BEDROOM THREE 10'20 (3.10) X 7'24 (2.18)

Double glazed window to rear, single radiator

BEDROOM FOUR 11'34 (3.43) X 6'10 (1.85) maximum measurements into recess

Double glazed window to rear, single radiator



BATHROOM/WC

3 piece suite comprising: Shower over panelled bath, hand basin, low level WC, double glazed window to rear, single radiator

FRONT GARDEN

Low maintenance garden, off street parking x 2

REAR GARDEN

Laid mainly to lawn, patio area

GARAGE

Single

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre to premises

Mobile Signal Coverage Blackspot: No

Parking: Garage and driveway for up to 2 vehicles

Management/Service charge: £76.96 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.

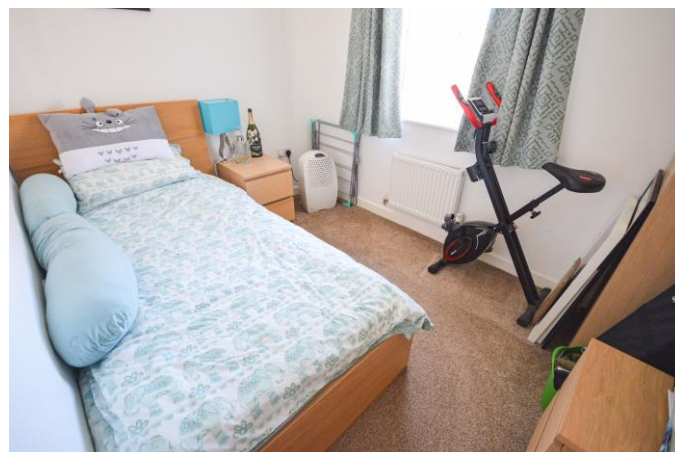
TENURE

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: D

EPC RATING: C

BL00011246.AJ.DS.17/09/2024.V.1





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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.

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