



Willow Crescent Blyth

Charming Two Bedroom Home in Prime Location, offering a perfect blend of comfort and convenience. Located in a popular area, just a stone's throw away from local shops and excellent transport links, it's ideal for professionals, couples, or small families. Inside, you'll find a spacious lounge that seamlessly flows into a dining area, creating an open, airy living space perfect for entertaining or relaxing. The kitchen is well-appointed with modern fittings, while the two generous bedrooms provide ample storage and comfort. Outside, the property boasts a private garden - perfect for enjoying those sunny days or hosting outdoor gatherings. Don't miss out on this fantastic opportunity to live in a well-connected and vibrant community! Interest in this property will be high call 01670 352900 or email Blyth@rmsestateagents.co.uk to arrange your viewing.

£95,000

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Willow Crescent

Blyth

ENTRANCE PORCH

Via double glazed entrance door, double glazed windows to front

ENTRANCE HALLWAY

Staircase to first floor with spindle staircase, door to lounge, radiator, dado rail, tiled floor

LOUNGE 14'10 (4.52) x 17'09 (5.18)

Feature living flame effect gas fire with marble inset and hearth, alcoves, telephone point, television point, wall lights, dado rail, coving to ceiling, ceiling rose, radiator, sliding doors leading to



DINING AREA 11'01 (3.35) x 7'11 (2.41)

Double glazed window to front with leaded top lights, dado rail, coving to ceiling, ceiling rose, radiator

BREAKFAST KITCHEN (I Shaped) 12'07 (3.66) max x 8'10 (2.69) max

Fitted with a range of wall and base units, work surfaces, single sink and drainer unit, built in electric oven and gas hob with extractor over, space for automatic washing machine, space for tumble drier, part tiled walls, space for fridge freezer, telephone point, radiator, double glazed window to side and rear, double glazed door to rear

STAIRS TO FIRST FLOOR LANDING

Access to roof space via loft ladder which is part boarded with lighting and Velux window. Spindle staircase to first floor



BEDROOM ONE 14'10 (4.52) x 9'10 (2.99)

Double glazed window to rear, fitted wardrobes with sliding mirror doors, telephone point, television and telephone point, radiator

BEDROOM TWO 11'11 (3.63) x 8'08 (2.44)

Double glazed window to front, fitted wardrobes with sliding mirror doors, radiator

BATHROOM/WC

White three piece suite comprising: pedestal hand wash basin, low level WC, panelled bath, tiled walls, tiled flooring, heated towel rail, double glazed frosted window to front

REAR GARDEN

Mainly paved with gravel area, garden shed, gated access to rear with fenced boundaries



PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre to premises

Mobile Signal Coverage Blackspot: No

Parking: On street

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: A

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.

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