



Crayford Street | Blyth | NE24 4ET

Offers Over £350,000



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ROOK
MATTHEWS
SAYER

Stunning Four Bedroom

Two En Suites

Sought After Estate

Gorgeous Rear Garden

Downstairs WC and Utility

**Freehold, EPC Rating B, Council
Tax band D**

**Garage and Off Street Parking
For Two Cars**

Mains Water, Electricity, Sewage

**Gas Heating, Fibre to Premises Broadband
Sewage**

For any more information regarding the property please contact us today

In the heart of the highly sought-after Long Grange development, just a few minutes' stroll from the brand-new train station, this impressive larger-style four-bedroom detached residence combines generous proportions with an enviable location. A welcoming hallway sets the tone for the home's bright and inviting interiors, leading to a stylish downstairs cloakroom and a beautifully appointed kitchen diner with a dedicated family area—perfect for modern living. A separate utility room offers convenience and functionality, while the seamless flow of the living spaces creates a home that is both practical and refined. Upstairs, the master suite enjoys its own dressing room and a luxurious en suite, while the second bedroom also benefits from a private en suite, offering comfort and privacy for family or guests. Two further well-proportioned bedrooms are served by the elegant main bathroom. Outside, a large southerly-facing rear garden provides the ideal backdrop for outdoor entertaining or quiet relaxation. The property also boasts a garage and generous off-street parking for two vehicles, completing this outstanding family home.

PROPERTY DESCRIPTION:

ENTRANCE PORCH: UPVC Entrance door

ENTRANCE HALLWAY: stairs to first floor landing, single radiator and access to garage.

DOWNSTAIRS CLOAKS/W.C.: low level wc with hand basin and single radiator.

LOUNGE: (front): 16'39 x 10'44, (4.08m x 3.18m), double glazed bay window to front, two radiators.

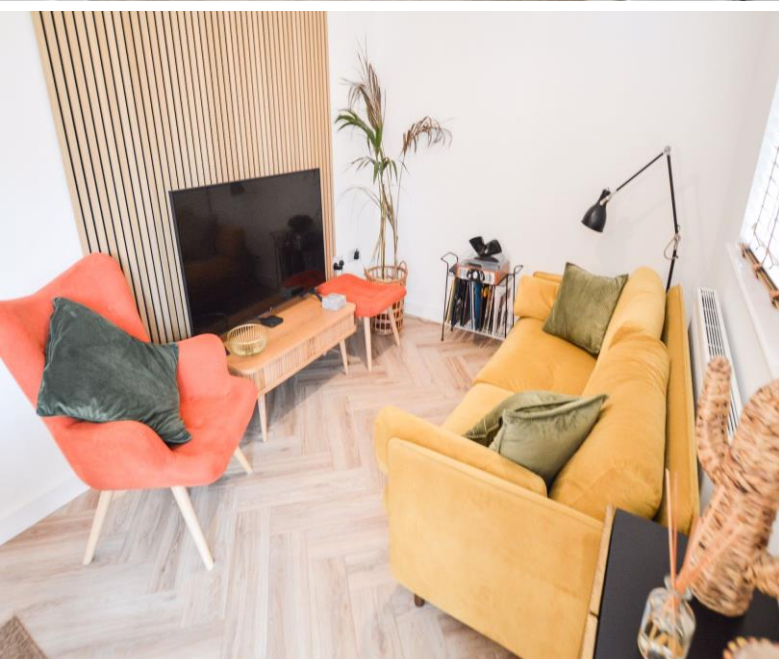
KITCHEN/DINING ROOM: (rear): 27'99 x 10'24, (8.53m x 3.12m), double glazed window to rear, range of wall, floor and drawer units with coordinating roll edge work surfaces, coordinating sink unit and drainer with mixer tap, electric fan assisted oven and electric hob, integrated fridge/freezer and dishwasher

UTILITY ROOM: 6'17 x 4'21, (1.88m x 1.28m), fitted base units and work surface, space for fridge freezer and plumbed for washing machine.

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FIRST FLOOR LANDING AREA: double glazed window with built in storage cupboard with loft access

FAMILY BATHROOM: 4 piece suite comprising, panelled bath, hand basin, shower cubicle and low level wc, double glazed windows to rear, heated towel rail and part tiling to walls.

BEDROOM ONE: 15'61 x 10'00, (4.75m x 3.04m), double glazed window with single radiator, door to:

EN-SUITE SHOWER ROOM: double glazed window to side with low level wc, hand basin, shower cubicle, heated towel rails and part tiling to walls.

BEDROOM TWO: (side): 12'17 x 10'04, (3.06m x 3.70m), double glazed windows to side, built in cupboard, ensuite with shower cubicle, sink and wc.

BEDROOM THREE: (rear): 11' x 9'15, (3.35m x 2.78m), double glazed windows to rear and single radiator

BEDROOM FOUR: double glazed window to rear with single radiator

EXTERNALLY: laid mainly to lawn, patio area.

FRONT GARDEN: laid mainly to lawn, block paved double driveway and off street parking.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains gas

Broadband: Fibre to premises

Mobile Signal Coverage Blackspot: No

Parking: Garage/Driveway

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

BUILDING WORKS

Any known planning permissions or proposals in the immediate locality: NO

Outstanding building works at the property: NO

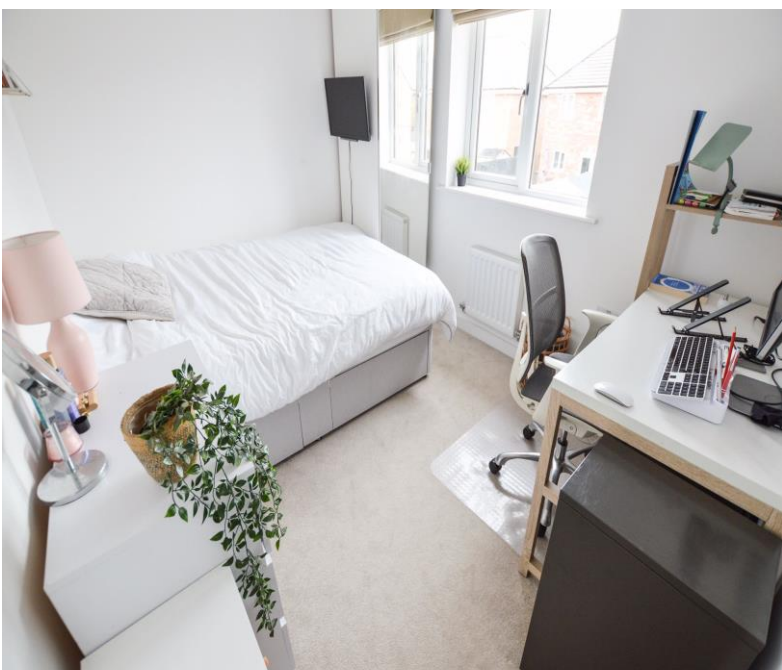
TENURE

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: D

EPC RATING: B

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Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	85 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.

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