



Ponteland Square

Blyth

A stunning, stone fronted detached family home on the popular Crofton Grange Estate. Within close proximity to local schools, Asda and links to major routes, also boasting a pleasant open aspect to the front. The property has a spacious hallway, front lounge, fabulous dining kitchen with integrated appliances and bi-fold doors opening to the rear garden, separate utility room, downstairs cloaks/w.c. Four large bedrooms, all with fitted robes. The master bedroom with contemporary en-suite shower room. Modern family bathroom. Stunning, South facing rear garden, substantially improved with patio, lawned area, shed and access to the front driveway and attached garage.

Under the terms of the Estate Agent Act 1979 (section 21) please note that the client we are acting for on the sale of this property is a 'Connected Person' as defined by that Act.

£215,000

EPC: C

**ROOK
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SAYER**

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Ponteland Square

Crofton Grange, Blyth, NE24 4SH

Double Glazed Entrance Door to:

ENTRANCE HALLWAY:

Impressive hallway with spindle staircase to the first floor, radiator, double glazed window, under-stair cupboard, door to:



LOUNGE: (front): 13'7 x 10'4, (4.15 x 3.15m)

Radiator, double glazed window

DINING KITCHEN: (rear): 20'2 x 9'7, (6.12 x 2.92m)

Stunning, high gloss, white fitted kitchen area, incorporating a range of base, wall and drawer units, co-ordinating worktops, integrated electric oven, gas hob, stainless steel cooker hood, integrated dishwasher, one and a half bowl sink unit with mixer taps, tile effect Amtico flooring, tiled splashbacks, double glazed bi-fold doors opening to the rear garden, radiator, door to:



UTILITY ROOM: (rear): 6'6 x 5'4, (1.98 x 1.62m)

High gloss base and wall units, co-ordinating worktops, single drainer sink unit with mixer taps, Amtico flooring, radiator, central heating boiler, double glazed door to rear garden, door to:

DOWNSTAIRS CLOAKS/WC.:

Hand washbasin, low level w.c. with push button cistern, tiled splashbacks, radiator, Amtico flooring



FIRST FLOOR LANDING AREA:

Spacious landing with loft access, storage cupboard containing hot water tank, radiator, door to:



BEDROOM ONE: (front): 11'0 x 10'4, maximum measurements, excluding depth of attractive fitted robes, (3.35 x 3.15m)

Radiator, double glazed window, door to:

EN-SUITE SHOWER ROOM:

Contemporary en-suite consisting of, shower cubicle, chrome shower, vanity sink unit with mixer taps, low level w.c. with push button cistern, tile effect flooring, tiled splashbacks, radiator, shaving point, double glazed window



BEDROOM TWO: (front): 10'6 x 8'11, (3.20 x 2.72m)

Attractive fitted robes and co-ordinating bedside cabinets, radiator, double glazed window

BEDROOM THREE: (rear): 10'9 x 8'7, (3.28 x 2.62m)

Attractive sliding mirrored robes, radiator, double glazed window



BEDROOM FOUR: (rear): 10'10 x 8'1, (3.30 x 2.46m)

“L” shaped, spacious bedroom, radiator, double glazed window, attractive mirrored robes

FAMILY BATHROOM:

Stylish, modern bathroom suite consisting of bath with hot and cold mixer taps and shower off, vanity sink unit with mixer taps, low level w.c. with push button cistern, tiled splashbacks, radiator, double glazed window





EXTERNALLY:

A gorgeous, most generous rear plot size, with a desirable South facing aspect. Patio, steps up to lawned garden, borders, shed, outside tap, gated access to the front driveway, garden with flowers and attached garage, with power and lighting

TENURE:

Freehold. Annual estate management fee of approximately £80 applies

Tenure

Freehold – not confirmed. It is believed this property is freehold, but we are unable to confirm this as we have no access to the documentation. Should you proceed with the purchase of this property, these details must be verified by your Solicitor.

BL7910/AI/JC/29.03.21/V.1

Score	Energy rating	Current	Potential
92+	A		106 A
81-91	B		
69-80	C	78 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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