



Halton Grove

| Blyth | NE24 4NY

£190,000



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ROOK
MATTHEWS
SAYER

Gorgeous Four Bedroom Semi

**Close To Shops, New Train
Station and Local Schools**

Electric Charger Point

Downstairs Cloaks/w.c, En-

**Freehold, Council Tax Band C
and EPC Rating C**

**Mains Water, Sewage and
Electricity**

**Gas Heating, Fibre to Cabinet
Broadband**

Off Street Parking

For any more information regarding the property please contact us today

Stylish, spacious, and perfectly located — this family-friendly home offers everything you need for modern living. Set within the highly sought-after Halton Grove on the popular Crofton Grange Estate in Blyth, this beautifully presented four-bedroom semi-detached townhouse provides the ideal balance of comfort, space, and convenience for growing families. The property enjoys an enviable location close to excellent local schools, nearby shops including Asda, and a range of transport links, making everyday life easy and well-connected. Regular bus services operate throughout the area, and the new nearby train station offers quick and convenient travel to surrounding towns and cities — perfect for commuters and families alike. Inside, the home opens with a welcoming entrance hallway leading to a downstairs cloakroom/W.C., a bright and spacious lounge, and a modern breakfasting kitchen fitted with contemporary units and integrated appliances. French doors open directly onto the rear garden, creating a perfect setting for family meals, entertaining, or simply enjoying the outdoors together. The first floor features three well-proportioned bedrooms and a modern family bathroom, providing plenty of space and flexibility for family life. The top floor is dedicated to the impressive master suite, complete with an ensuite shower room and generous storage — a private retreat away from the main living areas. Outside, you'll find a private, low-maintenance rear garden ideal for children to play or for hosting summer gatherings, along with allocated parking. Combining a fantastic layout with a convenient location close to schools, shops, bus routes, and the new train station, this beautiful home is perfect for families seeking space, style, and a welcoming community setting.

PROPERTY DESCRIPTION:

ENTRANCE PORCH: UPVC entrance door

ENTRANCE HALLWAY: stairs to first floor landing and single radiator

DOWNSTAIRS CLOAKS/W.C.: low level wc, hand basin, double glazed window to front and single radiator.

LOUNGE: (front): 14'31 x 11'75, (4.36m x 3.54m), double glazed window to front, and built in storage cupboard.

KITCHEN: (rear): 15'24 x 8'71, (4.64m x 5.70m), double glazed window to rear, single radiator, range of wall floor and drawer units with coordinating roll edge work surfaces, built in electric fan assisted oven, gas hob with extractor fan above, space for fridge freezer, plumbed area for washing machine, tiling to floor, spotlights and patio doors to rear garden.

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FIRST FLOOR LANDING AREA: built in storage cupboard.

FAMILY BATHROOM: 3 piece suite comprising panelled bath, hand basin, low level w.c, and double glazed window to side, single radiator and part tiling to walls.

BEDROOM ONE: (front & rear): 13'81 x 9'13, (4.20m x 2.78m), double glazed window to front and rear, double radiator, built in wardrobe and loft access.

EN-SUITE SHOWER ROOM: double glazed window to rear, low level WC, hand basin, double radiator, shower cubicle and part tiling to walls.

BEDROOM TWO: (front): 8'92 x 9'56, (2.71m x 2.91m), double glazed window to front and single radiator.

BEDROOM THREE: (rear): 7'38 x 8'80, (2.24m x 2.68m), double glazed window to rear, and single radiator.

BEDROOM FOUR: (rear): 6'23 x 7'56, (1.89m x 2.30m), double glazed window to rear and single radiator.

EXTERNALLY: to the front is laid mainly to lawn with off street parking, to the rear has patio area and low maintenance garden.

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: Fibre to cabinet

Mobile Signal Coverage Blackspot: No

Parking: allocated parking space

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: C

EPC RATING: C

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EPC RATING

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



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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