



Crayford Street | Blyth | NE24 4ET

**£205,000**

Located in a thriving coastal area just moments from the new train station and excellent transport links, this striking three-bedroom semi-detached townhouse delivers modern living at its finest. Beautifully arranged over three floors, the property offers spacious and versatile accommodation ideal for families, professionals, or those seeking a stylish seaside retreat. The ground floor welcomes you with a bright and inviting lounge, perfect for relaxing or entertaining, leading through to a contemporary kitchen fitted with a range of modern units and selected integrated appliances. French doors open directly onto the rear garden, creating a wonderful flow for indoor-outdoor living. A convenient downstairs W.C. completes the ground floor layout. The first floor comprises two well-proportioned bedrooms and a tastefully appointed family bathroom, offering flexibility for family life, guests, or home working. Occupying the entire top floor, the impressive main bedroom suite provides a private sanctuary, featuring fitted wardrobes and a sleek en suite shower room. Externally, the property benefits from a lovely enclosed rear garden, ideal for outdoor dining and summer evenings, along with off-street parking for two cars. This exceptional home presents a superb opportunity to enjoy contemporary coastal living in a highly convenient and sought-after location. Interest in this property will be high call 01670 352900 or email [Blyth@rmsestateagents.co.uk](mailto:Blyth@rmsestateagents.co.uk) to arrange your viewing.

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**Gorgeous Three Bedroom House**

**Freehold, Council Tax band B, Epc Rating B**

**Off Street Parking For Two Cars**

**Mains Water, Sewage and Electricity**

**Master En Suite & Downstairs W.C**

**Gas Heating, Cable Broadband**

**Close To New Train Station**

For any more information regarding the property please contact us today

**PROPERTY DESCRIPTION:**

**ENTRANCE:** UPVC Entrance Door

**ENTRANCE HALLWAY:** Stairs to first floor landing and radiator.

**DOWNSTAIRS CLOAKS/W.C.:** low level WC, double glazed window and single radiator.

**LOUNGE:** (front): 9'46 x 14'22, (2.88m x 4.33m), double glazed window to front, and double radiator.

**KITCHEN/DINING ROOM:** (rear): 12'69 x 10'20, (3.86m x 3.10m), double glazed window to rear, range of wall, floor and drawer units with coordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer tap, electric fan assisted oven, gas hob with extractor fan above, and patio doors to rear garden.

**FAMILY BATHROOM:** 3 piece suite comprising panelled bath, low level WC, double radiator, and part tiling to walls.

**BEDROOM ONE:** (rear): 10'72 x 9'53, (3.26m x 2.90m), double glazed window to front and side, and fitted wardrobes.

**EN-SUITE SHOWER ROOM:** low level WC, wash hand basin, double radiator and shower cubicle as well as Velux window to rear.

**BEDROOM TWO:** (rear): 9'13 x 12'64, (2.78m x 3.85m), double glazed window to rear, double radiator, and built in cupboard.

**BEDROOM THREE:** (front): 6'18 x 8'36, (1.88m x 2.54m), double glazed window to front and double radiator.

**EXTERNALLY:** to the rear is laid mainly to lawn with patio area and garden shed with a south west facing garden. To the front is also laid mainly to lawn with 2 off street parking spaces

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### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: Cable

Mobile Signal Coverage Blackspot: No

Parking: 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

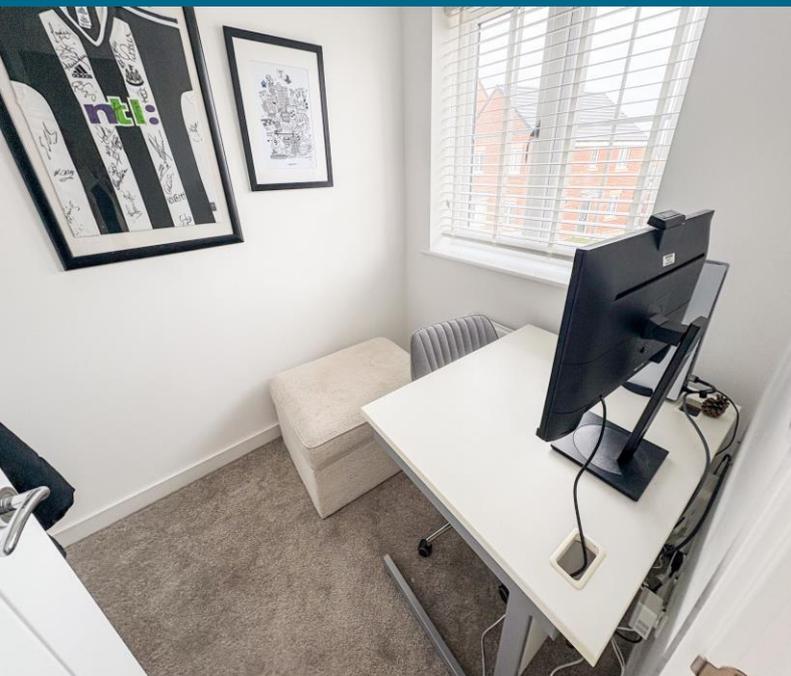
### TENURE

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: B

### EPC RATING: B

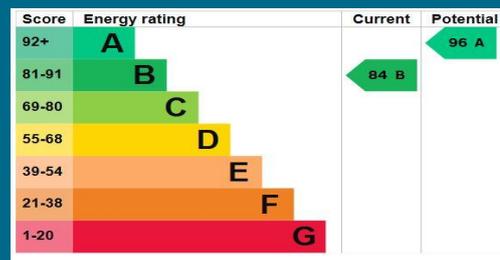
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EPC RATING

**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 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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