



Canch Crescent | Blyth | NE24 5BE

**£189,995**

There is something special about a home that captures the evening sun. As the light drifts across the beautifully landscaped westerly-facing garden and the doors from the kitchen are thrown open, this is a home designed to be enjoyed as much outside as in. Behind its attractive detached façade lies a thoughtfully presented interior that perfectly balances comfort and contemporary living. The welcoming lounge offers a relaxing retreat, while the stylish kitchen forms the social heart of the home, with direct access to the garden creating a natural flow for family life, summer dining and entertaining. A handy ground floor WC completes the accommodation downstairs. Upstairs, three beautifully presented bedrooms provide peaceful spaces to unwind, served by a modern family bathroom finished with clean, timeless styling. Outside is where this home truly comes into its own. The generous westerly-facing rear garden has been created for long afternoons and golden evenings, with a patio for outdoor dining and additional decking providing the perfect spot to enjoy the last of the day's sunshine. A garage and private driveway add everyday practicality, while the property's sought-after location offers excellent access to local amenities, schools and transport links, making it as convenient as it is desirable.

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## Stunning Three Bedroom Detached

Gorgeous Westerly Facing  
Rear Garden

Garage and Off Street  
Parking

Close To Shops and  
Transport Links

## Downstairs Cloaks/w.c

Mains Water, Sewage and  
Electricity

Gas Heating, Fibre To  
Premises Broadband

Freehold , Council Tax Band  
C , Epc Rating B

For any more information regarding the property please contact us today

### PROPERTY DESCRIPTION:

**ENTRANCE:** UPVC Entrance Door

#### ENTRANCE HALLWAY

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

**LOUNGE:** (front): 14'51 x 14'46, (4.42m x 4.46m), double glazed window to front, double radiator and built in storage cupboard.

**KITCHEN:** (rear): 14'61 x 9'62, (4.45m x 2.92m), 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, space for fridge freezer, plumbed area for washing machine and double glazed doors to rear garden.

### FIRST FLOOR LANDING AREA

#### LOFT

**FAMILY BATHROOM:** 3 piece suite comprising panelled bath with shower over, pedestal wash hand basin, low level WC, double glazed window to rear, single radiator and part tiling to walls.

**BEDROOM ONE:** (front): 12'87 x 8'22, (3.91m x 2.50m), double glazed window to front, and single radiator.

**BEDROOM TWO:** (rear): 8'24 x 11'24, (2.51m x 3.42m), double glazed window to rear, and single radiator.

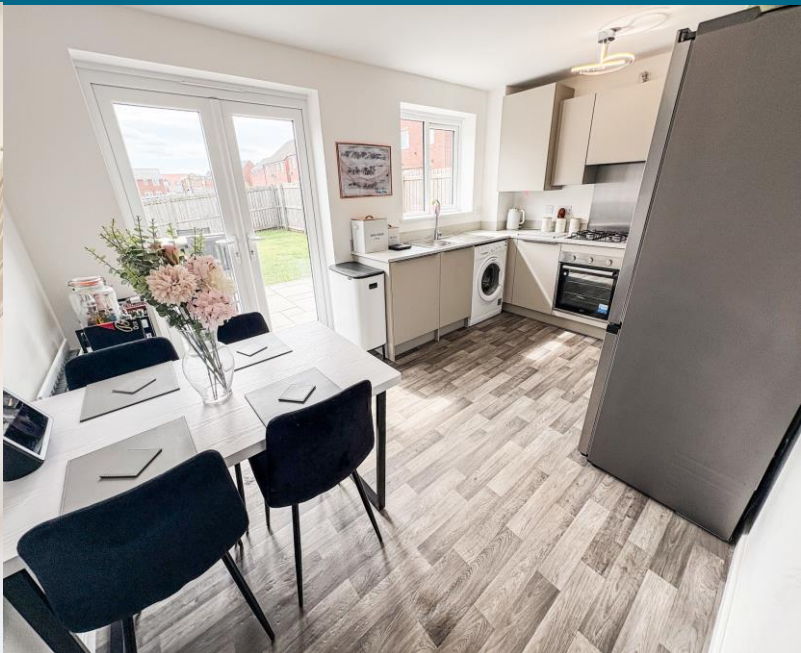
**BEDROOM THREE:** (front): 8'14 x 6'14, (2.48m x 1.87m), double glazed window to front, and single radiator.

**EXTERNALLY:** to the rear is laid mainly to lawn with patio area and westerly facing garden, to the front is off street parking and single garage.

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### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: Fibre to premises

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: C**

**EPC RATING: B**

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         | 95 A      |
| 81-91 | B             | 83 B    |           |
| 69-80 | 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 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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