



Crompton Street | Blyth | NE24 3UP

**£245,000**

Set just moments from the coastline and right beside the beach on South Shore, Blyth, this beautifully remodeled three-bedroom detached home offers stylish coastal living finished to an exceptional standard throughout. Ideally located close to the popular Ridley Park, the property enjoys one of Blyth's most desirable settings, combining scenic seaside surroundings with excellent family amenities and outdoor space. Finished to an arguably unrivalled standard on the estate, the home has been thoughtfully upgraded by the current owners to create a superb blend of contemporary style and versatile family living. The centerpiece of the property is the impressive open-plan lounge and kitchen, a bright and sociable space featuring tiled flooring and doors opening directly onto the rear garden, perfect for entertaining or everyday family life. The ground floor also benefits from a convenient downstairs WC, while the former garage has been expertly converted to provide a practical utility area along with an additional reception room which could easily be used as a family room, home office, playroom or even a ground floor bedroom depending on requirements. To the first floor are three well-presented bedrooms, with the spacious main bedroom benefiting from its own en suite shower room. The property continues to impress externally, offering a front garden with off-street parking for two vehicles, while the enclosed rear garden is ideal for relaxing and outdoor entertaining, complete with outside power and a water tap. This is a rare opportunity to acquire a turnkey coastal home finished to an exceptionally high specification in a 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 3/4 Bedroom House**

**Off Street Parking For Two Cars**

**Downstairs W.C and En Suite**

**Garage Changed to Family Room Housing Utility Area**

**Mains Water, Electricity and Sewage**

**Close To the Beach**

**Gas Heating, Fibre to Premises Broadband**

**Freehold, Council Tax Band C**

For any more information regarding the property please contact us today

**PROPERTY DESCRIPTION:**

**ENTRANCE:** UPVC Entrance door

**ENTRANCE HALLWAY:** tiled flooring

**DOWNSTAIRS CLOAKS/W.C.:** low level wc, hand basin, tiling to floor and single radiator.

**LOUNGE:** (front): 15'98 x 11'82, (4.87m x 3.60m), double glazed window to front, double radiator and spotlights to ceiling.

**DOWNSTAIRS FAMILY ROOM:** (front): 15'64 x 7'74, (4.76m x 2.35m) double glazed window to front, single radiator.

**KITCHEN:** (rear): 18'84 x 7'62, (5.74m x 2.32m), double glazed window to rear, range of wall, floor and drawer units with coordinating roll edge work surfaces, stainless sink unit and drainer with mixer tap, electric fan assisted oven, gas hob with extractor fan above, integrated fridge freezer, washing machine and dishwasher, tiling to floor and patio doors to rear garden.

**FIRST FLOOR LANDING AREA:** lot access and built in storage cupboard.

**LOFT:** partially boarded, pull down ladders as well as lighting and power.

**FAMILY BATHROOM:** 3 piece suite comprising panelled bath, wash hand basin, low level WC, spotlights to ceiling, double glazed window to side, part tiling to walls and tiled flooring.

**BEDROOM ONE:** (front): 13'95 x 9'53, (4.25m x 2.90m), double glazed window to front, single radiator and spotlights to ceiling.

**EN-SUITE SHOWER ROOM:** double glazed window to front, low level wc, hand basin, shower cubicle, part tiling to wall, spotlights to ceiling and tiling to floor.

**BEDROOM TWO:** (rear): 11'43 x 8'73, (3.48m x 2.66m), double glazed window to rear and single radiator.

**BEDROOM THREE:** (rear): 7'84 x 9'91, (2.38m x 3.02m), double glazed window to rear, single radiator.

**EXTERNALLY:** to the rear is laid mainly to lawn with a patio area, garden shed as well as outside tap and power. To the front is a driveway for two cars.

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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: TBC**

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"DoubleClick Insert Picture" EPC RATING TBC

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**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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