



Canch Crescent | Blyth | NE24 5BE

**£135,000**

This property delivers both comfort and contemporary appeal. Set within a popular modern development just off the start of Cowpen Road, it enjoys easy access to local amenities, well-regarded schools, and excellent public transport links. Step inside to a welcoming entrance hallway leading to a bright and light-filled lounge at the front of the home — a perfect space for everyday relaxation. You'll also find a modern downstairs cloakroom/WC for convenience. To the rear, a stunning dining kitchen awaits: spacious, stylish, and thoughtfully designed, with French doors that open onto the private rear garden — ideal for relaxed alfresco evenings with family and friends. Upstairs, there are three well-proportioned bedrooms, each offering comfortable space, and a sleek contemporary bathroom suite finished with quality fixtures and fittings. Outside, the home benefits from an enclosed rear garden, perfect for outdoor enjoyment and safe play, while a generously sized driveway to the front provides ample off-street parking. This delightful home beautifully balances modern comfort with practical living — an excellent choice for growing families, first-time buyers, or anyone seeking a welcoming and well-appointed residence. 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 Two Bedroom Semi**

**Handy Downstairs w.c**

**Off Street Parking For 2/3 Cars**

**Gas Heating, Fibre To Premises  
Broadband**

**Good Size Rear Garden**

**Mains Water, Sewage And  
Electricity**

**Close To Shops and Transport  
Links**

**Freehold , Council Tax Band A ,  
Epc Rating B**

**For any more information regarding the property please contact us today**

#### **PROPERTY DESCRIPTION:**

**ENTRANCE PORCH:** UPVC Entrance door

**ENTRANCE HALLWAY:** single radiator

**DOWNSTAIRS CLOAKS/W.C.:** low level w.c

**LOUNGE:** (front): 12'22 x 13'65, (3.72m x 4.15m), double glazed window to front and side, and double radiator.

**KITCHEN:** (rear): 7'77 x 12'18, (2.36m x 3.71m), double glazed window to rear, single radiator, range of wall, floor and drawer units with coordinating roll edge work tops, stainless steel sink unit and drainer with mixer tap, electric fan assisted oven, electric hob with extractor fan above, space for fridge freezer, plumbed area for washing machine/ dishwasher storage cupboard and patio doors to rear garden.

**FIRST FLOOR LANDING AREA:** single radiator

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

**BEDROOM ONE:** (front) 12'28 x 10'56, (3.74m x 3.21m), double glazed window to front, and single radiator.

**BEDROOM TWO:** (rear): 12'31 x 7'80, (3.75m x 2.37m), double glazed window to rear, single radiator and built in cupboard.

**EXTERNALLY:** two off street parking spaces to front, and to the rear is laid mainly to lawn with a patio area.

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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: 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: A**

**EPC RATING: A**

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Score	Energy rating	Current	Potential
92+	A		96 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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