



Crest Way | Blyth | NE24 3BW

£190,000

Wake Up to Tranquil River Views from This Beautifully Presented Home, Perfectly Positioned Within One of the Area's Most Desirable Modern Developments. Enjoying an enviable position with attractive river views, this gorgeous two-bedroom home offers stylish accommodation, an excellent layout and the convenience of two allocated parking spaces, making it an ideal purchase for first-time buyers, professionals or those looking to downsize. Upon entering, a welcoming entrance hallway provides access to the well-presented accommodation. The heart of the home is the bright and spacious open-plan lounge and kitchen, designed for modern living and entertainment, with ample space to relax, dine and enjoy the picturesque surroundings. The property further benefits from two well-proportioned downstairs bedrooms and a contemporary bathroom, all thoughtfully presented and ready for immediate occupation. Externally, there is a private rear garden providing the perfect space for outdoor dining, entertaining guests or simply unwinding in the warmer months. A particular feature of the property is the provision of two allocated parking spaces, with one situated to the front and the other conveniently located to the rear. Combining attractive river views, modern accommodation and a highly sought-after setting, this exceptional home offers a wonderful opportunity to enjoy a relaxed lifestyle within a popular and well-connected development.

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**Gorgeous Two Bedroom
Two Off Street Parking
Spaces**

Gas Heating

River Views

**Mains Water, Electricity and
Sewage**

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

**Fabulous Kitchen with Centre
Island and Integrated Appliances**

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION:

ENTRANCE: UPVC Entrance door

ENTRANCE HALLWAY: stairs to first floor landing, double radiator and storage cupboard.

LOUNGE: (rear): 9'39 x 14'4, (2.86m x 4.38m), double glazed window to rear, double radiator.

KITCHEN: (rear): 14'42 x 18'39, (4.39m x 5.40m), double glazed window to front, double radiator, range of wall, floor and drawer units with coordinating roll edge work surfaces, coordinating sink unit and drainer with mixer tap, electric fan assisted oven, electric hob with extractor fan, integrated fridge freezer and plumbed area for washing machine, centre island, and storage cupboard.

LOFT: partially boarded.

FAMILY BATHROOM: 3-piece suite comprising panelled bath, shower over, pedestal wash hand basin, low level wc, heated towel rail, tiling to walls, and tiled flooring.

BEDROOM ONE: (rear): 8'77 x 14'41, (4.39m x 2.67m), double glazed window to rear, double radiator.

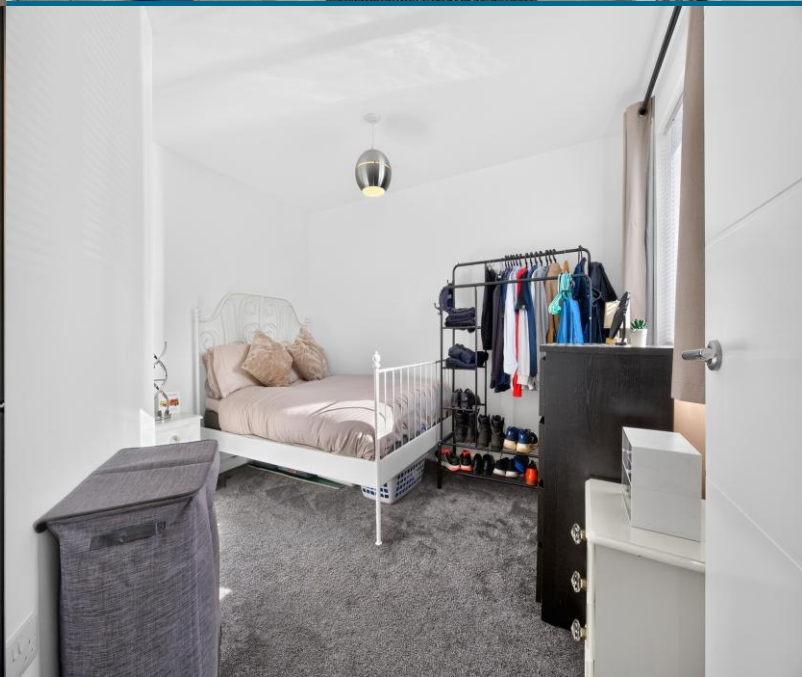
BEDROOM TWO: (front): 11'70 x 9'98, (3.56m x 3.04m), double glazed window to front, and double radiator.

EXTERNALLY: to the rear is laid mainly of lawn with a low maintenance garden, there is one off street parking space to front and one to rear.

T: 01670 352900

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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 Northeast 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

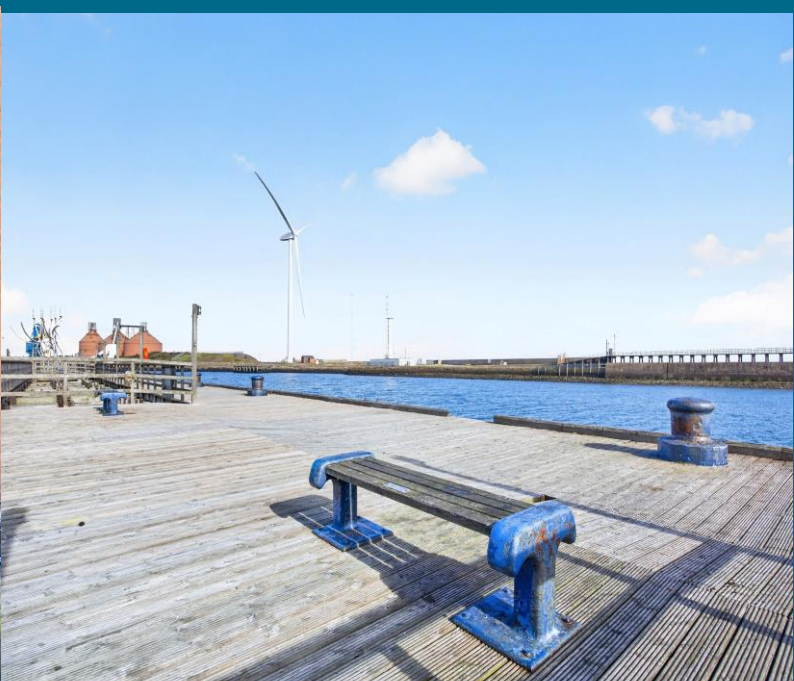
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

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.

COUNCIL TAX BAND: B

EPC RATING: B

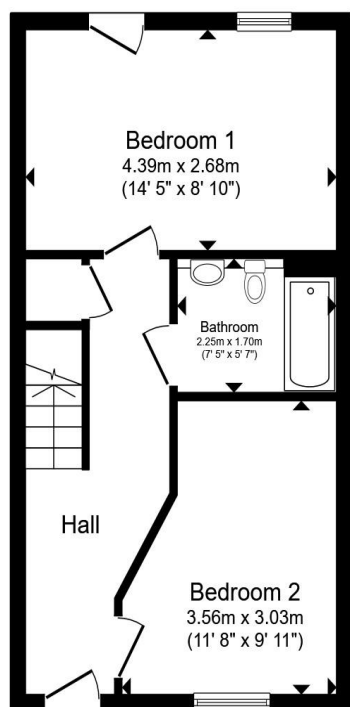
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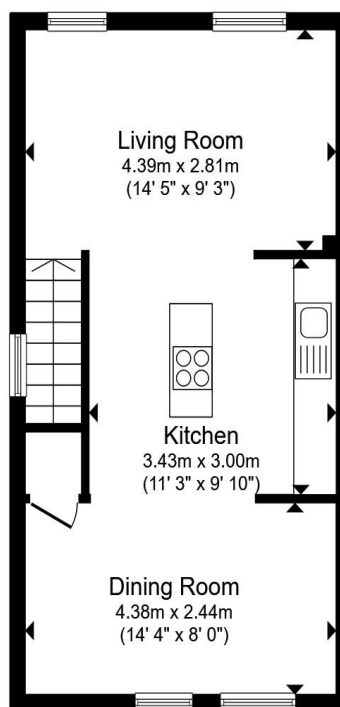
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Ground Floor



First Floor

Total floor area 74.2 m² (799 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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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		

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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