



Crest Way | Blyth | NE24 3BW

£190,000

Wow show home standard, Gorgeous Two-Bedroom property on the highly sought after Commissioners Quay in Blyth will make a beautiful family home. The property has been upgraded by the current owners to a stunning standard and briefly comprises Hallway two bedrooms downstairs, plus a family bathroom - all leading off a main hallway. Upstairs is a modern open-plan lounge living-kitchen space, with central island and dining area. Also boasts a front and Rear garden and an off-street parking space for two cars. Interest in this property will be high call 01670 352900 or email Blyth@rmsestateagents.co.uk to arrange your viewing.

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Gorgeous Two-Bedroom House
Sought After Estate, Near the River

Stunning Lounge /Kitchen

South Facing Garden

**Off Street Parking for Two
Cars**

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

**Gas Heating, Satellite
Broadband**

**Downstairs Bathroom and
Two Bedrooms**

**Mains Water, Electricity and
Sewage**

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION:

ENTRANCE

UPVC entrance door

ENTRANCE HALLWAY

Stairs to first floor landing, storage cupboard

LOUNGE/KITCHEN/DINER 27'58 (8.36) X
13'86 (4.17) maximum measurements into
recess

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, built in electric
fan assisted oven, electric hob, integrated
fridge/freezer, washing machine, and dish
washer, built in cupboard

BEDROOM ONE 12'47 (3.76) X 8'77 (2.62)

Double glazed window to front, single
radiator, fitted wardrobes

BEDROOM TWO 10'01 (3.07) X 9'71 (2.92)

maximum measurements into recess
Double glazed window to front, single
radiator, fitted wardrobes

BATHROOM/WC

3 piece suite comprising: Mains shower oven
paneled bath, hand basin, low level WC, tiling
to walls, tiled flooring

FRONT GARDEN

Lawn, paved and graveled areas

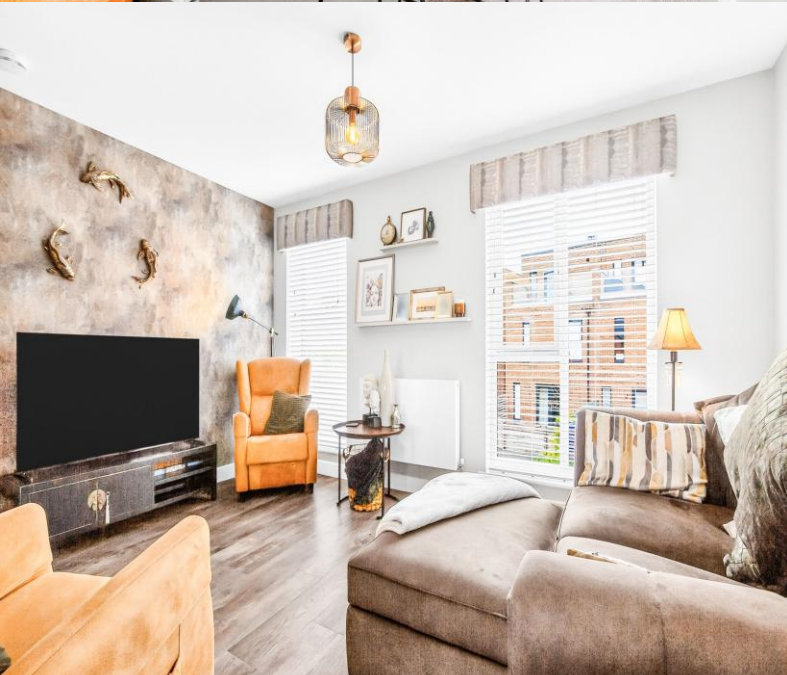
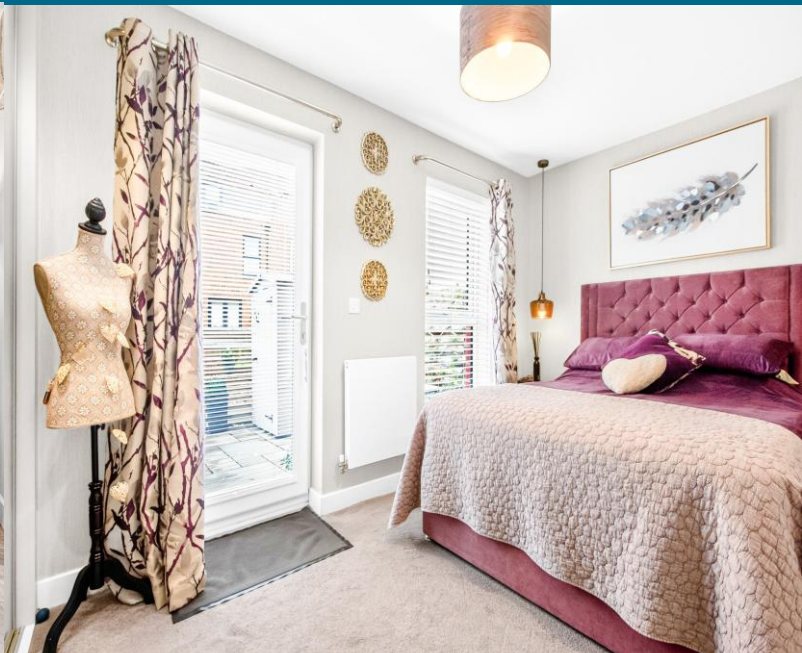
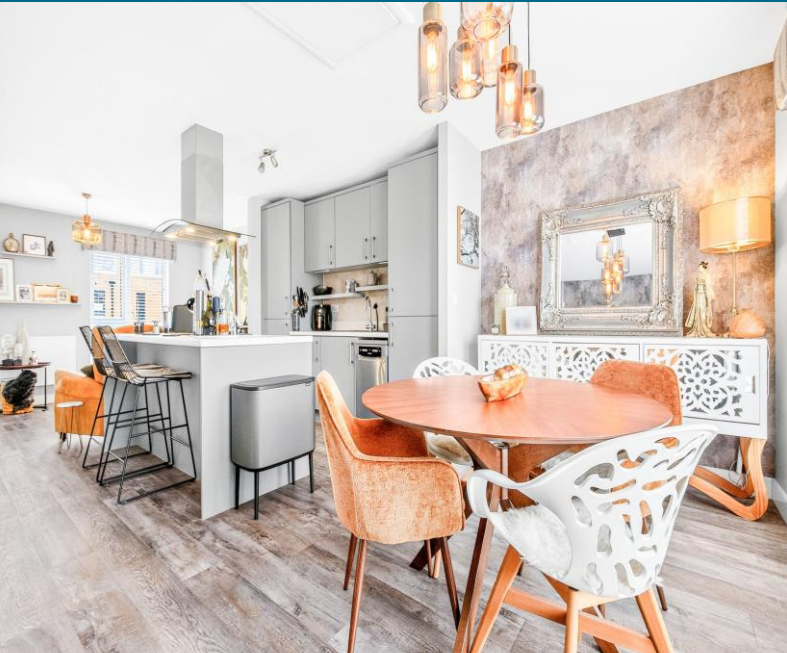
REAR GARDEN

Low maintenance garden, paved, garden shed

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Blyth@rmsestateagents.co.uk

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PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre (cabinet)

Mobile Signal Coverage Blackspot: Yes

Parking: Two allocated parking spaces

Maintenance fee: £200 per annum

MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any

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

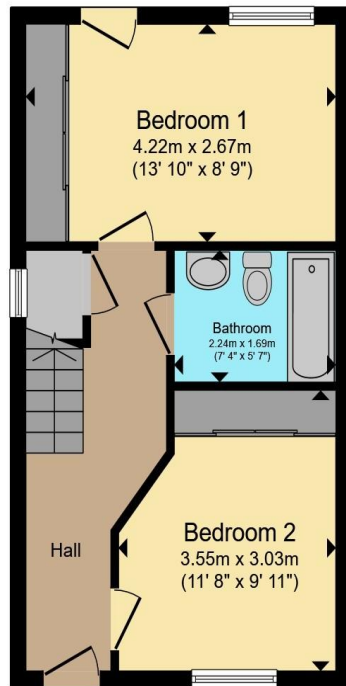
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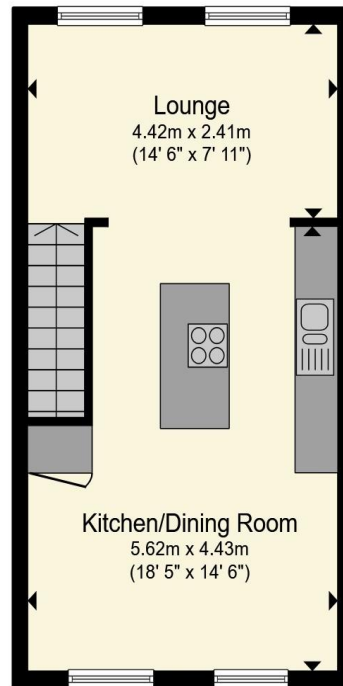
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Ground Floor



First Floor

Total floor area 0.0 m² (0 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	84 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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