



Crayford Street | Blyth | NE24 4ET

Offers Over £210,000

If the idea of coastal air, relaxed living and the convenience of a brand new train station nearby sounds appealing, this outstanding three-bedroom home could be exactly what you've been waiting for. The property offers well-balanced accommodation ideal for modern living. The welcoming lounge provides a bright and comfortable space, enhanced by French doors that open out onto the garden, allowing natural light to pour in while creating an easy flow between indoor and outdoor living. The kitchen is fitted with a range of units including some integrated appliances, providing a practical and stylish setting for everyday cooking and family life. The ground floor is further complemented by the convenience of a downstairs W.C. Upstairs, the home continues to impress with three well-proportioned bedrooms and a family bathroom. The main bedroom benefits from its own en suite shower room, creating a private retreat at the end of the day. A useful loft space is accessed via pull-down ladders and has been partially boarded with lighting and power, offering excellent additional storage and potential for a variety of uses. Outside, the garden provides a lovely setting to relax or entertain, with the added bonus of a garden room that houses a bar – a fantastic space for social gatherings with family and friends. To the front of the property there is off-street parking, completing this attractive and well-appointed home that perfectly blends coastal lifestyle with modern convenience. Interest in this property will be high call 01670 352900 or email

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**Outstanding Three
Bedroom end terrace**

Off Street Parking

**Fantastic Summer House,
Housing Bar Area**

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

**Downstairs W.C and En Suite
to Main Bedroom**

**Gas Heating, Fibre to Premises
Broadband**

Close To New Train Station

**Mains Water, Sewage and
Electricity**

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION:

ENTRANCE: Composite door

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

DOWNSTAIRS CLOAKS/W.C.: low level WC, pedestal wash and basin, cushion flooring, extractor fan, and single radiator.

LOUNGE: (rear): 12'13 x 15'50, (3.60m x 4.72m), double glazed French doors to rear, double radiator, fire surround with electric inset and hearth, and television point.

KITCHEN: (front): 11'28 x 10'05, (3.43m x 3.06m), double glazed window to front, double radiator, range of wall, floor and drawer units with coordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer tap, gas hob with extractor and separate tall fan assisted oven, integrated fridge freezer, washing machine and dishwasher as well as laminate flooring.

FIRST FLOOR LANDING AREA: loft access

LOFT: partially boarded, with pull down ladders and lighting.

FAMILY BATHROOM: 3 piece suite comprising panelled bath, shower over, pedestal wash hand basin, low level WC, double radiator, and part tiling to walls as well as extractor fan and cushion flooring.

BEDROOM ONE: (rear): 12'05 x 9'43, (3.67m x 2.87m), double glazed window to front, and television point

EN-SUITE SHOWER ROOM: double glazed window to front low level wc, hand wash basin, double radiator, extractor fan, shower cubicle, mains shower, cushion flooring and part tiling to walls.

BEDROOM TWO: (rear): 10'84 x 8'64, (3.30m x 2.64m), double glazed window to rear, and double radiator.

BEDROOM THREE: (rear): 12'28 x 6'60, (3.74m x 2.01m), double glazed window to rear, and double radiator.

EXTERNALLY: to the rear is laid mainly to lawn with patio area and garden room with power and lightning. To the front is block paved driveway.

T: 01670 352 900

Blyth@rmsestateagents.co.uk

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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.

Under the terms of the Estate Agents Act 1979 (section 21) please note that the vendor of this property is an employee of Rook Matthews Sayer.

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: B

EPC RATING: B

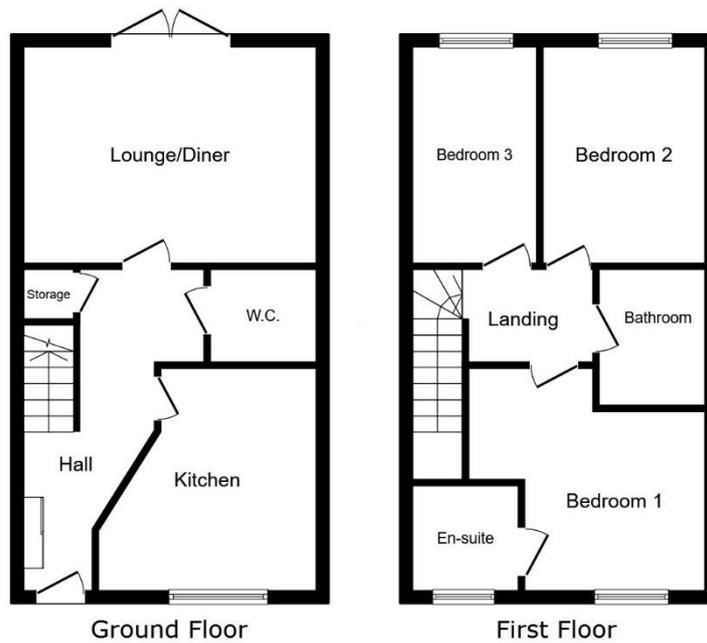
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This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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

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		

EPC RATING