



Craigmill Park | Blyth | NE24 5JL

£160,000

A low-key gem in Craigmill Park, this detached two-bedroom home offers no upper chain, generous proportions and a highly useful larger style garage. This fabulous property is situated within a quiet cul-de-sac on the ever-popular Craigmill Park in Blyth and presents an excellent opportunity for a range of buyers, including first-time purchasers, downsizers, or investors. The accommodation briefly comprises a welcoming entrance leading into a bright and comfortable lounge, providing a relaxing living space ideal for everyday use. The kitchen is well proportioned and offers access to the rear of the property. To the first floor there are two generous double bedrooms, both offering ample space and versatility, along with a family bathroom fitted with a three-piece suite. Externally, the property benefits from off-street parking to the front together with a larger than average garage, providing excellent storage or potential workshop space. The peaceful cul-de-sac setting adds to the appeal, making this an ideal choice for those seeking a quiet yet convenient location. Early viewing is strongly recommended to fully appreciate what this attractive home has to offer. Interest in this property will be high call 01670 352900 or email Blyth@rmsestateagents.co.uk to arrange your viewing.

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**Fabulous Two Bedroom
Detached House**

**Larger Style Garage and Off
Street Parking**

No Upper Chain

Cul De Sac Location

Freehold, Council Tax Band B

**Mains Water, Electricity and
Sewage**

Gas Heating

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION:

ENTRANCE PORCH: UPVC Entrance Door

LOUNGE: (front): 15'43 x 12'65, (4.39m x 3.85m), double glazed window to front, and double radiator.

KITCHEN: (rear): 12'60 x 8'65, (3.84m x 2.63m), double glazed window to rear, range of wall floor and drawer units with coordinating roll edge work tops, stainless steel sink unit and drainer with mixer tap, tiled splash backs, built in electric fan assisted oven, and space for fridge freezer and electric heater.

FIRST FLOOR LANDING AREA

LOFT: partially boarded with pull down ladders, power and lightning.

FAMILY BATHROOM: 3 piece suite comprising panelled bath, shower over, wash hand basin, double glazed window to side, double radiator and tiling to walls.

BEDROOM ONE: (rear): 10'72 x 6'80, (3.26m x 2.07m), double glazed window to rear, fitted wardrobes and built in cupboard.

BEDROOM TWO: (front): 10'72 x 6'80, (3.26m x 2.01m), double glazed window to front, single radiator and fitted wardrobes.

EXTERNALLY: low maintenance garden with drive way and single garage to front, garage is plumbed for washing machine with ceiling storage. To the rear is laid mainly to lawn, low maintenance garden, patio area with bushes and shrubs.

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PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: None

Mobile Signal Coverage Blackspot: No

Parking: Garage/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

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: TBC

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"DoubleClick Insert Picture" FLOORPLAN TBC

"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.

