



## Crompton Street Blyth

A gorgeous three bedroom town house located on the highly desirable South Shore development. Close to the beach and Ridley Park, a superb location. The property will make a great family home and briefly comprises entrance hallway, lounge, downstairs cloaks/WC, stunning dining kitchen with doors to the rear garden, two double bedrooms to the first floor, splendid family bathroom with shower to the top floor this is a large master with plenty of storage, private and enclosed rear garden and off street parking. 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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# Crompton Street Blyth

## PROPERTY DESCRIPTION

### ENTRANCE

UPVC door

### CLOAKS/WC

Low level WC and hand basin

### LOUNGE 14'74 x 11'99 (4.45m x 3.58m) Max measurements include recess

Double glazed window to the front and radiator

### KITCHEN/DINER 11'91 x 7'68 (3.58m x 2.29m)

Double glazed window to the rear and patio doors into the garden. Fitted with a range of wall, floor and drawer units with coordinating work surfaces, coordinating sink with mixer tap. Built in oven with gas hob, integrated fridge freezer and dishwasher.

### FIRST FLOOR LANDING

Built in storage cupboard

### BATHROOM

Three piece suite comprising: panelled bath with over shower and glass screen. Low level WC, wash hand basin set in vanity unit, heated towel rail with tiling to walls and floor

### BEDROOM ONE (Top Floor) 20'84 x 8'54 (6.30m x 2.57)

Velux windows to front and rear with built in cupboards

### BEDROOM TWO 12'17 x 12'02 (3.68m x 3.66m)

L shape, max measurements include recess. Double glazed window and radiator

### BEDROOM THREE 12'02 x 7'22 (3.66m x 2.18m)

Double glazed window to the rear and single radiator

### EXTERNAL

Lawn area to the front with a south facing rear garden laid mainly to lawn and patio area. Off street parking space provided

### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Satellite

Mobile Signal Coverage Blackspot: No

Parking: Allocated parking space on street parking





## 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.

## RESTRICTIONS AND RIGHTS

Listed? No  
Conservation Area? No  
Restrictions on property? No  
Easements, servitudes or wayleaves? No  
Public rights of way through the property? No

## RISKS

Flooding in last 5 years: No  
Risk of Flooding: Zone 1  
Any flood defences at the property: No  
Coastal Erosion Risk: Low  
Known safety risks at property (asbestos etc....): No

## 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: C**

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**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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