



## Crest Way Blyth

This Stunning Three bedroom town house, with river views will make a beautiful family home. Close to Ridley Park and the Beach it really must be viewed to appreciate the standard and size of the accommodation on offer. The property briefly comprises: Entrance, downstairs WC. Bedroom Three (currently set up as a Diner) stunning kitchen diner with integrated appliances. To the first floor you have two double bedrooms, En suite and family bathroom. To the top floor you have a spacious lounge leading onto a balcony with the most gorgeous full frontal sea views across all three floors. The property also boasts a rear garden and two off street Parking spaces. 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.

Asking Price **£237,500**

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SAYER

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# Crest way

## Blyth

### PROPERTY DESCRIPTION

#### ENTRANCE

UPVC entrance door

#### ENTRANCE HALLWAY

Stairs to first floor landing, single radiator

#### CLOAKS/WC

Low level WC, hand basin

#### LOUNGE 18'81 (5.69) X 10'97 (3.28) minimum measurements excluding recess

Double glazed window to front and rear, built in storage cupboard

#### KITCHEN 14'12 (4.29) X 11'48 (3.45)

Double glazed window to rear, single radiator, range of wall, floor and drawer units with co-ordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer tap, built in electric oven, electric hob, integrated fridge/freezer and dish washer, spot lights, double glazed door leading to rear garden

#### BEDROOM ONE 12'35 (3.73) X 7'83 (2.33) minimum measurements excluding wardrobes

Double glazed window to front, single radiator, fitted wardrobes

#### EN-SUITE

Low level WC, hand basin, shower cubicle, heated towel rail

#### BEDROOM TWO 12'42 (3.76) x 8'19 (2.46) minimum measurements excluding wardrobes

Double glazed window to rear, single radiator, fitted wardrobes

#### BEDROOM THREE/DINING ROOM 11'92 (3.58) X 8'30 (2.52) minimum measurements excluding wardrobes

Double glazed window to front, single radiator

#### BATHROOM/WC

3 piece suite comprising: Shower over panelled bath, wash hand basin set in vanity unit, low level WC

#### FRONT GARDEN

Small town garden

#### REAR GARDEN

Low maintenance garden

#### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre (premises)

Mobile Signal Coverage Blackspot: No

Parking: Allocated parking space

Maintenance charge: £209.54 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.

**RISKS**

Flooding in last 5 years: No  
Risk of Flooding: High  
Any flood defences at the property: No

Japanese Knotweed: At a communal space to the left of the property

**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: C**

**EPC RATING: B**

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Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	85 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 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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