

# Cypress Crescent Blyth

Stunning Three Bedroom Semi Detached home located on the highly sought after Cypress Crescent in Blyth. Conveniently located for town centre amenities in one of Blyth's most sought after residential areas. This family home has been refurbished throughout with modern fixtures and fittings and early viewing really is a must to secure. This property has the added benefit of having the garage changed to a utility and office space. Briefly comprising; Vestibule, gorgeous hallway, lounge with bay window, dining room with added small play area which could also be used as an office, Kitchen diner, Utility room and side hallway that is currently set up as office space. To the first floor are three bedrooms and family bathroom. Paved driveway to the front providing off street parking and to the rear a large south /west facing garden perfect for those alfresco evenings! A truly superb family home oozing charm and character which must be viewed to appreciate. Interest in this property will be high call 01670 352900 or email Blyth@rmsestateagents.co.uk to arrange your viewing.

£225,000









## Cypress Crescent Blyth

#### **ENTRANCE**

**UPVC** entrance door

#### **ENTRANCE HALLWAY**

Stairs to first floor landing, single radiator

#### CLOAKS/WC

Low level WC, hand basin, double glazed window

## LOUNGE 16'04 (4.88) X 11'69 (3.51) maximum measurements into bay & recess

Double glazed window to front, single radiator

#### DINING ROOM 11'70 (3.53) X 13'09 (3.96)

Patio doors leading to:

#### THIRD RECEPTION ROOM/PLAY AREA

Double glazed window to rear

## KITCHEN/DINER 14'02 (4.27) X 11'03 (3.35) maximum measurements into recess

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, electric fan assisted oven, electric hob with extractor fan above, space for fridge/freezer, patio doors to rear garden

## UTILITY ROOM/OFFICE 11'81 (3.56) x 6'94 (2.06) minimum measurements excluding recess

Double glazed window to rear, plumbed for washing machine, spot lights, and rear porch set up as office

#### **LOFT**

Partially boarded, pull down ladders, lighting

## **BEDROOM ONE 14'84 (4.47) X 9'33 (2.82) measurements into bay** Double glazed window to front, single radiator, fitted wardrobes

## BEDROOM TWO 11'77 (3.53) X 10'96 (3.28) maximum measurements into recess

Double glazed window to rear, single radiator

#### BEDROOM THREE 8'34 (2.52) X 6'96 (2.06)

Double glazed window to front, single radiator

#### BATHROOM/WC

3 piece suite comprising: Panelled bath, wash hand basin set in vanity unit, low level WC, double glazed window to side, single radiator, part tiling to walls

#### FRONT GARDEN

South west facing, laid mainly to lawn, low maintenance garden, off street parking

#### **REAR GARDEN**

Laid mainly to lawn, gravelled area, garden shed, fenced surroundings

### **PRIMARY SERVICES SUPPLY**

Electricity: Mains Water: Mains Sewerage: Mains Heating: Gas central

Broadband: Fibre to premises

Mobile Signal Coverage Blackspot: No

Parking: Driveway

### **MINING**

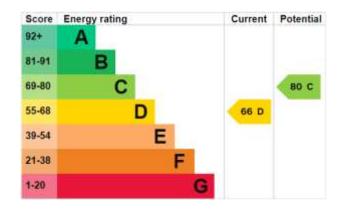
The North East region is famous for its rich mining heritage. We have been advised that the property is known to be at risk from mining activities in the locality, therefore please speak with your conveyancer for further information.

#### **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:** D

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Money laundering Regulations — intending purchasers will be asked to produce original identification documentation at a later stage and we would

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