



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

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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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	66 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.

16 Branches across the North-East

