



Willow Crescent Blyth

This delightful two-bedroom property, nestled in the sought-after Willow Crescent area of Blyth, offers a wonderful opportunity for first-time buyers, downsizers, or investors. Conveniently located close to transport links, schools, and local shops, this home provides both comfort and practicality. Upon entering, you are welcomed by a bright entrance hall leading to a well-appointed kitchen and a spacious lounge that flows seamlessly into a sunny, light-filled sunroom – perfect for relaxing or entertaining. The property also boasts a handy store room, ideal for extra storage needs. Upstairs, you will find two generously sized double bedrooms and a family bathroom. Outside, the rear garden is designed for low maintenance, offering a peaceful outdoor space to enjoy. With no upper chain, this charming home is ready for its new owners to move straight in. Don't miss out on this fantastic opportunity! Interest in this property will be high call 01670 352900 or email Blyth@rmsestateagents.co.uk to arrange your viewing.

£85,000

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ENTRANCE

UPVC entrance door

ENTRANCE HALLWAY

Stairs to first floor landing, double radiator

LOUNGE 17'72 (5.36) X 14'81 (4.47) maximum measurements into recess

Double glazed window to front, fire surround with electric fire inset and hearth, built in storage cupboard



KITCHEN 11'09 (3.35) X 8' (2.44)

Double glazed window to rear, range of wall, floor and drawer units with co-ordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer tap, tiled splash backs, gas oven, gas hob, plumbed for washing machine

SUN ROOM 11'90 (3.58) X 9'42 (2.84)

Single radiator, double glazed doors to rear garden

BEDROOM ONE 15' (4.57) X 10'14 (3.07)

Double glazed window to rear, single radiator, fitted wardrobes

BEDROOM TWO 14'16 (4.29) X 8'67 (2.59)

Double glazed window to front, single radiator, built in cupboard



BATHROOM/WC

3 piece suite comprising: Shower over panelled bath, hand basin, low level WC, double glazed window to front, heated towel rail, tiling to walls

REAR GARDEN

Low maintenance garden

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: ADSL modem

Mobile Signal Coverage Blackspot: No

Parking: On street



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: A

EPC RATING: D

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	61 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

