

# Ponteland Square Blyth

Gorgeous Three Bedroom House. Located on the sought after Crofton Grange Estate, close to Asda, popular local schools and close to access for A189 and A19. The property briefly comprises: Entrance hall, downstairs WC, recently refitted Kitchen and rear Lounge with double doors overlooking the garden. Three bedrooms to the first floor, the master bedroom with En-suite shower room and modern fitted robes, well presented family bathroom, private and enclosed rear garden with patio, artificial lawn and secure gate providing access to detached rear garage (currently used as storage and utility area) with two additional parking bays and gravelled area for possible further parking. The Northumbrian train line to Newcastle is also close by. Interest in this property will be high call 01670 352900 or blyth@rmsestateagents.co.uk

£185,000









## Ponteland Square Blyth

#### **ENTRANCE**

**UPVC** entrance door

#### **ENTRANCE HALLWAY**

Stairs to first floor landing

### CLOAKS/WC

Low level WC, hand basin, double glazed window, single radiator

### LOUNGE/DINING ROOM 16'03 (4.88) X 13'85 (4.17) maximum measurements into recess

Double glazed window to rear, built in storage cupboard, double doors to rear garden

#### KITCHEN 10'79 (3.22) X 8'62 (2.59)

Double glazed window to front, range of wall, floor and drawer units with co-ordinating work surfaces, co-ordinating sink unit and drainer with mixer tap, tiled splash backs, electric oven, gas hob, space for fridge/freezer, plumbed for washing machine, spot lights

#### FIRST FLOOR LANDING

Loft access

#### BEDROOM ONE 9'99 (2.97) X 9'27 (2.79)

Double glazed window to rear, single radiator, fitted wardrobes **EN-SUITE** 

Low level WC, hand basin, single radiator, shower cubicle, part tiling to walls

### BEDROOM TWO 9'77 (2.92) X 9'26 (2.79)

Double glazed window to front, single radiator

#### BEDROOM THREE 6'64 (1.98) X 6'44 (1.93)

Double glazed window to rear, single radiator

#### BATHROOM/WC

3 piece suite comprising: Panelled bath, wash hand basin, low level WC, double glazed window to front, single radiator, part tiling to walls

#### **FRONT GARDEN**

Laid mainly to lawn, driveway for up to two vehicles, gravelled area for possible further parking

#### **REAR GARDEN**

Artificial lawn, patio area

#### GARAG

Detached, used currently for storage/utility room

#### **PRIMARY SERVICES SUPPLY**

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

Broadband: Fibre to premises

Mobile Signal Coverage Blackspot: No

Parking: Garage, driveway, allocated space and on street

### MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

#### **ACCESSIBILITY**

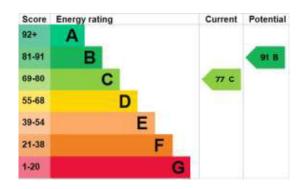
Level access

#### **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

### BL00011343.AJ.DS.07/01/2025.V.1

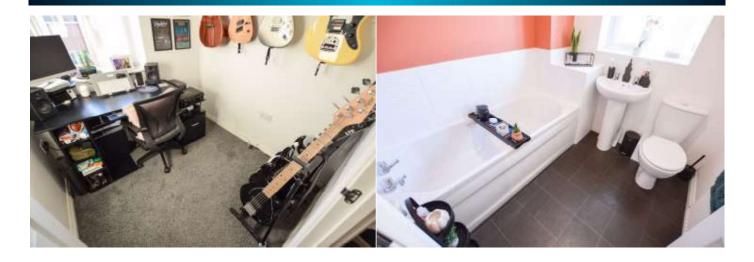














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