



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

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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

GARAGE

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

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C	77 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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