



Font Drive Blyth

A beautifully presented, spacious, modern Semi Detached Town House. Located on the sought after Crofton Grange Estate, close to Asda, popular local schools and close to access for A189 and A19. Presented over three floors. The property briefly comprises: Entrance hallway, gorgeous lounge, downstairs WC and beautiful kitchen/diner with double doors overlooking the rear garden. To the first floor there are two double bedrooms and a gorgeous family bathroom. The master bedroom is located on the top floor, with spacious internal storage cupboard. The property also boasts a rear garden and one off street parking space to the rear. Freehold property. Interest in this property will be high call 01670 352900 or email Blyth@rmsestateagents.co.uk to arrange your viewing.

£145,000

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ENTRANCE

UVPC entrance door

CLOAKS/WC

Low level WC, hand basin, single radiator

LOUNGE 14'85 (4.47) X 11'97 (3.58) maximum measurements into recess

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



KITCHEN.DINER 11'82 (3.56) X 7'78 (2.31)

Double glazed window to rear, double radiator, range of wall, floor and drawer units with roll edge work surfaces, co-ordinating sink unit and drainer with mixer tap, tiled splash backs, built in gas oven, gas hob, space for fridge/freezer, double glazed door to rear garden

BEDROOM ONE 25'56 (7.75) X 8'52 (2.57) minimum measurements excluding recess

Two velux windows to front & back, double radiator, fitted wardrobes, built in cupboard

BEDROOM TWO 11'90 (3.58) X 10'46 (3.15) maximum measurements into recess

Double glazed window to front, single radiator



BEDROOM THREE 11'91 (3.58) X 8'86 (2.64) maximum measurements into recess

Double glazed window to rear, single radiator

BATHROOM/WC

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

REAR GARDEN

Laid mainly to lawn, decking, gate leading to off street parking

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre to premises

Mobile Signal Coverage Blackspot: No

Parking: Allocated parking space

Management fee: £76.96 per annum



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.

RISKS

Risk of Flooding: Zone 2

ACCESSIBILITY

This property has:

- Level access
- Wide doorways
- Suitable for wheelchairs

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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