



Canch Crescent Blyth

Beautifully presented and full of charm, this gorgeous semi-detached home is nestled within a recently built development just off the beginning of Cowpen Road. Perfectly positioned it offers both peace and convenience, with easy access to local amenities, schools, and public transport links. Step inside to find a welcoming entrance hallway leading to a light-filled lounge at the front of the house and a modern downstairs cloakroom/WC leading to a stunning dining kitchen—stylish and spacious, with French doors opening onto the rear garden, ideal for relaxed alfresco evenings. Upstairs, there are three well-proportioned bedrooms and a sleek, contemporary bathroom suite. Outside, the home features a private and enclosed rear garden, perfect for outdoor enjoyment, while a generously sized driveway to the front provides ample off-street parking. This is a home that beautifully balances modern comfort with practical living. Interest in this property will be high call 01670 352900 or email Blyth@rmsestateagents.co.uk to arrange your viewing.

£145,000



01670 352 900
21-23 Waterloo Road, Blyth, NE24 1BW

www.rookmatthewssayer.co.uk
blyth@rmsestateagents.co.uk



Canch Crescent Blyth

ENTRANCE

UPVC entrance door

ENTRANCE HALLWAY

Single radiator

CLOAKS/WC

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

LOUNGE 14'58 (4.39) X 11'72 (3.53) minimum measurements excluding recess

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



KITCHEN/DINER 14'55 (4.39) X 9'35 (2.85)

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, built in oven, gas hob, space for fridge/freezer, plumbed for washing machine, double glazed doors to rear garden

FIRST FLOOR LANDING

Loft access

BEDROOM ONE 11'27 (3.40) X 8'27 (2.48) minimum measurements excluding recess

Double glazed window to front, single radiators, fitted wardrobes



BEDROOM TWO 9'41 (2.84) x 8'23 (2.48)

Double glazed window to rear, radiator, fitted wardrobes

BEDROOM THREE 8'14 (2.46) X 6'06 (1.83)

Double glazed window to front, single radiator

BATHROOM/WC

3 piece suite comprising: Shower over panelled bath, pedestal wash hand basin, low level WC, Double glazed window to rear, double radiator

FRONT GARDEN

Laid mainly to lawn, off street parking

REAR GARDEN

Laid mainly to lawn, patio area

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre to premises

Mobile Signal Coverage Blackspot: No

Parking: Driveway



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

This property has accessibility:
Level access
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: B

BL00011468.AJ.DS.25/03/2025.V.1

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	83 B	
69-80	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.

16 Branches across the North-East

