



## Crofthead Close

### Blyth

This highly sought-after three-storey end-link family home offers an elevated position in a convenient location, just a short distance from Ridley Park, and the beach. With pedestrianised front access, the property features a welcoming entrance leading to a downstairs cloakroom/WC. The extended rear lounge is a bright and inviting space, with French doors opening onto the rear garden. The newly fitted family dining kitchen is well-equipped with integrated appliances. On the first floor, there are two generously sized double bedrooms, a newly fitted stylish family bathroom, and an additional study area, providing versatile space for work or relaxation. The top floor is dedicated to the impressive master bedroom, complete with fitted wardrobes and a spacious, contemporary En-suite shower room. Combining modern comfort with an excellent location, this home is perfect for family living. Interest in this property will be high call 01670 352900 or email [Blyth@rmsestateagents.co.uk](mailto:Blyth@rmsestateagents.co.uk) to arrange your viewing.

# £175,000

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# Crofthead Close Blyth

## ENTRANCE

UPVC entrance door

## ENTRANCE HALLWAY

Stairs to first floor landing

## CLOAKS/WC

Low level WC, wash hand basin set in vanity unit, double glazed window, part tiling to walls, single radiator



## LOUNGE 18'1 (5.50) X 13'1 (4.23) maximum measurements into extension

Single radiator, built in storage cupboard, spotlights, double glazed doors to rear garden

## KITCHEN 13'5 (4.17) X 11'6 (3.51) maximum measurements into recess

Double glazed window to front, single radiator, range of wall, floor and drawer units with co-ordinating roll edge work surfaces, co-ordinating sink unit and drainer with mixer tap, gas oven, electric hob with extractor fan above, integrated fridge/freezer, washing machine, dish washer and microwave, plumbed for washing machine, spotlights

## FIRST FLOOR LANDING



## BEDROOM TWO 12'9 (3.88) X 9'5 (2.87) maximum measurements into L shape

Double glazed window to rear, fitted wardrobes

## BEDROOM THREE 9'8 (2.94) X 7'9 (2.35)

Double glazed window to front, double radiator, fitted wardrobes and drawers

## STUDY 6'3 (1.96) X 6'2 (1.89)

Double glazed window, radiator

## BATHROOM/WC

3 piece suite comprising: Shower over panelled bath, wash hand basin set in vanity unit, low level WC, spotlights, double glazed window to side, heated towel rail, part tiling to walls, tiled flooring



## SECOND FLOOR LANDING

## BEDROOM ONE 16'9 (5.19) X 14'8 (4.49) maximum measurements into recess L shape

Double glazed window to front, single radiator, fitted wardrobes, access to loft

## EN-SUITE

Low level WC, wash hand basin set in vanity unit, shower cubicle, heated towel rail, storage cupboard, velux window to rear

### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre to premises

Mobile Signal Coverage Blackspot: No

Parking: Garage and allocated parking bay

Extension: Built 2015 with Building Regulations

### 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.

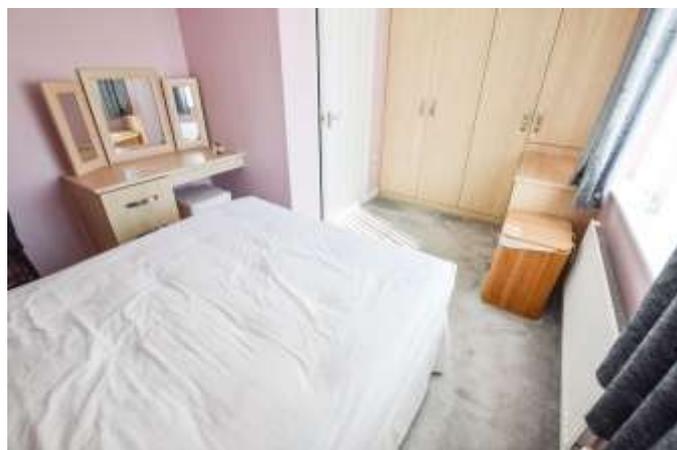
### TENURE

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: B**

**EPC RATING: TBC**

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