

4 Bed Detached In Peel Court Crofton Grange, Blyth, NE24 4SG

£274,990





SHORT DESCRIPTION

Property Ref: 13555 Council tax:D We are pleased to present an exceptional detached, four bedroom, two bathroom, integral garage and parking for two cars (Electric Charging Point), large kitchen/dining and family space with bi-fold doors leading to an enclosed garden and living room. Positioned in a Prime location in a cul-de-sac of the popular Crofton Grange Estate in Blyth this four bedroomed property is in an ideal location for local amenities, primary and high schools, and is conveniently situated between two upcoming rail links on the new Northumberland line (Ashington-Newcastle City Centre, approx 20-30 min walk), along with the choice of bus routes within a 5 min walk. This family home includes integral garage, hallway, living room (understairs storage), kitchen, dining and family space, utility room and cloak-room to the ground floor. Stairs from hallway leading to the first floor where you will find the family bathroom, three double bedrooms, a single bedroom and storage cupboard. This residence embodies the perfect blend of comfort, convenience, and quality living, making it an ideal choice for discerning individuals or families seeking a place to call home.....



Bed Room(s)



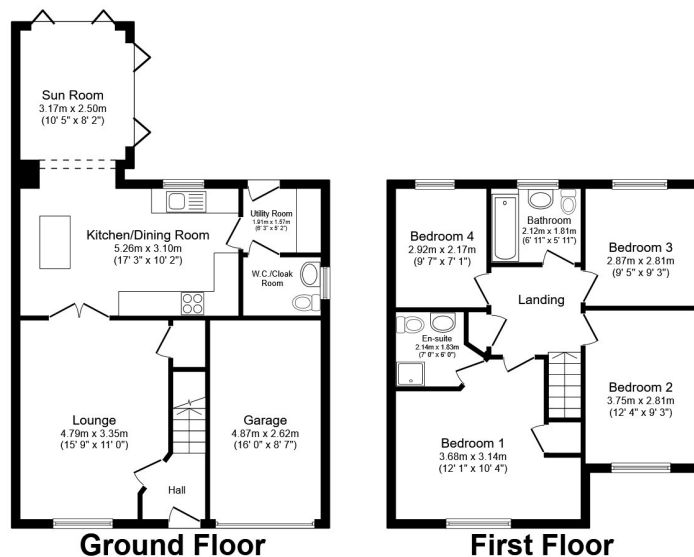
Bath Room(s)



Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



Total floor area 124.7 m² (1,343 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

EPC GRAPH

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All measurements are a maximum and include wardrobes and bay windows where applicable.

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is B. It has the potential to be A.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60



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