

# Victoria Mews Blyth

Gorgeous, three storey, Freehold townhouse, rarely available to the market. Situated on the picturesque Victoria Mews development; conveniently located close to town centre and Broadway Circle shops. Light and airy with spacious room sizes. The property briefly comprises: Entrance hallway, downstairs cloaks/WC, utility room, open plan lounge to the first floor with contemporary, dining area and modern fitted kitchen. Three bedrooms to the second floor; the master bedroom with attractive robes and beautiful aspect over the courtyard, modern bathroom with shower. Gas radiator central heating system, Georgian Bar double glazed window. Private, low maintenance town courtyard, driveway and attached garage. Interest in this property will be high call 01670 352900 or email Blyth@rmsestateagents.co.uk to arrange your viewing.



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# Victoria Mews NE24 2TR

### PROPERTY DESCRIPTION Entrance Hallway

Spacious hall with wood effect flooring, radiator, double glazed Georgian Bar window, staircase to the first floor, storage cupboard

# Rear Hallway

Wood effect flooring, double glazed door to the rear garden

### Downstairs Cloaks/WC

Low level WC, pedestal washbasin, double glazed Georgian Bar window

### Utility Room 9'3 x 6'0 (2.82m x 1.83m)

Range of base and drawer units, worktops, single drainer sink unit, plumbed for automatic washing machine and dishwasher, wall mounted Baxi combination boiler, Georgian bar double glazed window, wood effect flooring

# **First Floor Landing Area**

Airing cupboard

# Lounge (Front) 16'2 x 14'8 (4.93m x 4.47) maximum measurements

Gorgeous, open plan, light and airy lounge with large Georgian Bar double glazed window, additional Georgian Bar double glazed window, contemporary fireplace with modern electric pebble fire, radiator

# Dining Area (Rear) 8'0 x 7'10 (2.44m x 2.39m)

Radiator, double glazed feature Georgian Bar bow window

# Kitchen (Rear) 8'10 x 8'0 (2.69m x 2.44m)

Modern, base, wall and drawer units, co-ordinating worktops, single drainer sink unit with hot and cold mixer taps, integrated electric oven, hob, cooker hood, vinyl flooring, Georgian Bar double glazed window, brick effect tiling

### Second Floor Landing Area

Access to loft, partially boarded with lighting

# Bedroom One (Front) 12'7 x 8'9 (3.84m x 2.67m)

Large Georgian Bar double glazed window, allowing maximum light into the property and enjoying views of the picturesque courtyard, radiator, contemporary sliding mirrored robes, radiator

# Bedroom Two (Rear) 11'1 x 7'8 (3.38m x 2.33m) plus door recess

Radiator, double glazed Georgian Bar window

# Bedroom Three (Front) 7'8 x 7'1 (2.33m x 2.16m) maximum measurements

Storage cupboard, radiator, Georgian Bar double glazed window

### Bathroom

Attractive, modern white bathroom suite, comprising of bath, chrome shower, pedestal washbasin, low level WC, double glazed Georgian Bar window, chrome towel radiator, modern tiling

### Externally

Private and enclosed rear courtyard garden, low maintenance, with fencing and gravelling, front driveway and attached garage with electric door

### PRIMARY SERVICES SUPPLY

Electricity: Mains Water: Mains Sewerage: Mains Heating: Gas Broadband: Fibre (cabinet) Mobile Signal Coverage Blackspot: No Parking: garage and driveway

#### MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

#### RISKS

Flooding in last 5 years: No Risk of Flooding: Zone 1 Any flood defences at the property: No Coastal Erosion Risk: Low Known safety risks at property (asbestos etc....): No

#### 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

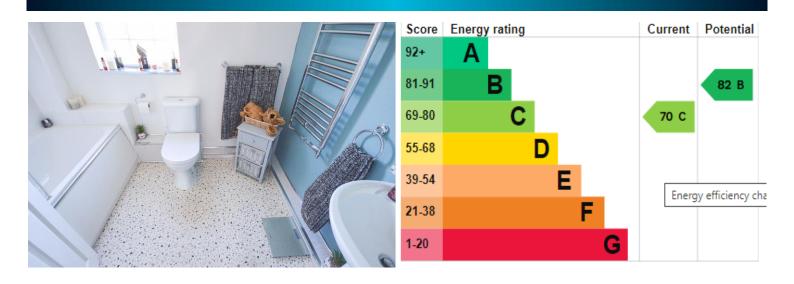
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# **16 Branches across the North-East**

The Property Ombudsman

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.