



Beaumont Street Blyth

- Mid Terraced House
- Three Bedrooms
- Two Reception Rooms
- Garage
- No Upper Chain

£ 75,000



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ROOK
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SAYER

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Beaumont Street

Blyth

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly.

ENTRANCE

UPVC entrance door

ENTRANCE HALLWAY

Stairs leading to first floor, single radiator, storage cupboard

LOUNGE 14'04 (4.27) X 12'23 (3.71) maximum measurements into recess

Double glazed window to front, single radiator, fire surround with gas fire, inset and hearth, coving to ceiling

DINING ROOM 12'80 (3.86) X 10'93 (3.28) minimum measurements excluding recess

Double glazed window to rear, fire surround with electric fire, inset and hearth, coving to ceiling, single radiator

KITCHEN

Double glazed window to rear, range of wall, floor and drawer units with co-ordinating roll edge work surfaces, co-ordinating sink unit and drainer with mixer tap, tiled splash backs, space for cooker, and fridge, plumbed for washing machine, double glazed door to rear yard

BEDROOM ONE 12'17 (3.68) X 11'72 (3.53) minimum measurements excluding recess

Double glazed window to front, single radiator

BEDROOM TWO 12'85 (3.86) X 11'44 (3.45)

Double glazed window to rear, single radiator, fitted wardrobes

BEDROOM THREE 8'52 (2.57) X 8'02 (2.44)

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, single radiator, part tiling to walls

REAR YARD

Block paving

GARAGE

Single

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Mobile Signal Coverage Blackspot: No

Parking: Garage and off street

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.

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: A

EPC RATING: E

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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

