



Beaconsfield Street | Blyth | NE24 2DP

£180,000

ROOK
MATTHEWS
SAYER



3



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1

Fabulous Terraced House

Two Reception Rooms

Utility Room

Rear Yard

Three Bedrooms

Large Bathroom

Close To Town Centre

Original Features

For any more information regarding the property please contact us today

ENTRANCE:

Double glazed door

ENTRANCE HALLWAY:

Stairs to first floor landing

LOUNGE: (front) 16'97 (5.17m) x 15'03 (4.58m) max measuring into Bay

Double glazed bay window, electric fire, radiator

DINING ROOM:(rear) 14'09 (4.29m) x 13'32 (4.05m) max measurements into recess

Double glazed window, radiator.

KITCHEN 17'86 (rear) (5.44m) x 11.32 (3.45m)

Double glazed window to side, single radiator, fitted with range of wall, drawer and floor units with roll top work surfaces. Co-ordinating sink unit and drainer with mixer tap, space for range cooker.

UTILITY ROOM: 7'03 (2.14m) x 7'75 (2.36m)

Plumbed for washing machine, space for fridge/freezer.

STAIRS TO FIRST FLOOR LANDING:

Loft access

BEDROOM ONE: (front) 14'10 (4.29m) x 11'83 (3.60m) max measurements into recess.

Double glazed window, radiator.

BEDROOM TWO: (rear) 14'20 (4.32m) x 10'61 (3.23m) min. measurements excluding recess.

Double glazed window, radiator

BEDROOM THREE: (front) 7'87 (2.39m) x 12'08 (3.68m)

Double glazed window, radiator.

BATHROOM:(rear)

Panelled bath, wash hand basin in vanity unit, shower cubicle, double radiator, double glazed window to rear and side.

SEPARATE W.C:

Double glazed window, low level w.c

REAR YARD:

Enclosed rear yard with roller shutter doors

T: 01670 352900

Branch: blyth@rmsestateagents.co.uk

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PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas Heating

Broadband: Fibre to Premises

Mobile Signal Coverage Blackspot: No

Parking: Off Street Parking

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.

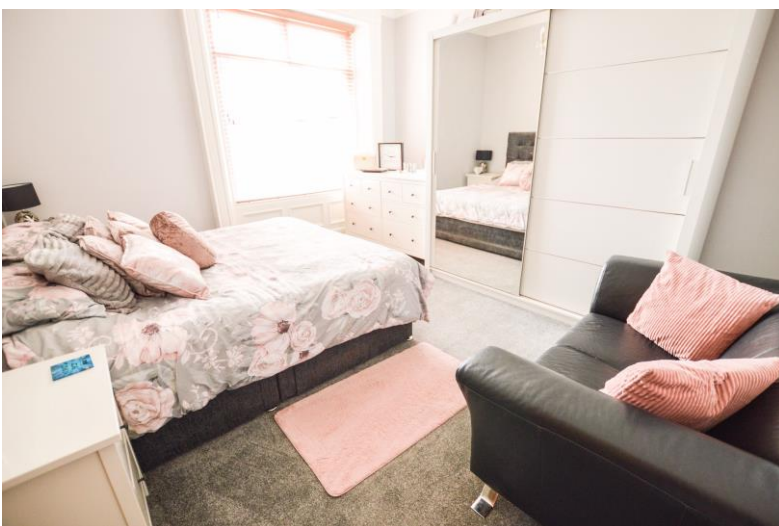
TENURE

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: B

EPC RATING: D

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	64 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



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.

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