



Beaumont Street Blyth

- Four Bedroom End Terraced
- Two Reception Rooms
- Close To Shops And Transport Links
- Garage And Rear Yard
- No Upper Chain

£ 120,000



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ROOK
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Beaumont Street

Blyth

Fantastic Spacious Four bedroom end terrace on the popular Beaumont Street in Blyth. The property is being sold with the benefit of no upper chain and briefly Comprises. Entrance hall, lounge / diner with bay window, dining kitchen and further dining Room. To the first floor there are four good size bedrooms and family bathroom w.c .The property has a rear yard, Garage and Outhouse. . An ideal first time buy close to town centre, schools and road/transport links. Early inspection essential to secure. Interest in this property will be high call 01670 352900 or email Blyth@rmsestateagents.co.uk to arrange your viewing.

ENTRANCE

UPVC double glazed door

ENTRANCE HALLWAY

Stairs to first floor.

LOUNGE 21'76 (6.63m) x 12'59 (3.83m) min. measurements excluding & chimney breast

Double glazed window to front, gas fire, built in storage cupboard.

DINING ROOM 12'18 (3.71m) x 11'75 (3.58m)

Double glazed window to rear, double radiator.

KITCHEN 11'97 (3.64m) x 11'65 (3.55m) min. measurements excluding chimney breast

Double glazed window to rear, double radiator, range of wall, floor and drawers with roll edge work surfaces, stainless steel sink and drainer unit with mixer tap, space for cooker, fridge and freezer, double glazed door to rear yard.

STAIRS TO FIRST FLOOR

BEDROOM ONE 12'79 (3.89m) x 9'47 (2.88m)

Double glazed bay window, fitted wardrobes and drawers, double radiator.

BEDROOM TWO 12'18 (3.71m) x 11'94 (3.63m) min. measurements excluding recess & wardrobes

Double glazed window to front, built in cupboard, single radiator.

BEDROOM THREE 11'72 (3.75m) x 7'51 (2.28m) max. Measurements into recess.

Double glazed window to rear, single radiator, wardrobes.

BEDROOM FOUR 10'01 (3.26m) x 9'65 (2.94m)

Double glazed window to front, built in cupboard, single radiator

BATHROOM

Three piece suite comprising panelled bath with shower over, wash hand basin, low level w.c, double glazed window to rear, heated towel rail, part tiling to walls, loft access.

OUTHOUSE & DS W.C

REAR YARD

Enclosed rear yard

GARAGE

Single garage

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Mobile Signal Coverage Blackspot: No

Parking: Garage

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.

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential time frames involved.

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: C

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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

