



Broadway Crescent | Blyth | NE24 2RZ

**£135,000**



4



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2

**Freehold House Separated Into Two Flats**

**Large Rear Garden**

**No Upper Chain**

**Freehold, Council Tax Band A**

**Four Reception Rooms**

**Investment Opportunity**

**Mains Water, Electricity, Sewage**

**Gas Heating (Upstairs Only)**

**Dressing Room**

**Extended, Partially Double Glazed**

**For any more information regarding the property please contact us today**

**ROOK  
MATTHEWS  
SAYER**



This fantastic and extended four-bedroom house, configured as two separate flats, is situated on the ever-popular Broadway Crescent and is offered to the market with no upper chain. With its generous plot, including a large rear garden and a well-presented front garden, the property provides an exciting opportunity for investors, developers, or buyers looking for a home with versatile living arrangements. The ground floor flat features a welcoming lounge with a charming bay window that fills the room with natural light, a separate dining room, two bedrooms, partially double glazed a fitted kitchen, and a bathroom. Please note, the lower floor currently has no heating installed, making it a perfect blank canvas for refurbishment or modernization. The first floor flat offers a bright and airy lounge, a dining room, a fitted kitchen, two well-proportioned bedrooms, partially double glazed a dressing room, and a bathroom. This layout provides comfortable, self-contained living and could suit a variety of uses, from rental income to multi-generational living. Externally, the property enjoys a substantial rear garden, ideal for outdoor entertaining, gardening, or future extension possibilities, subject to the necessary permissions. The front garden adds further kerb appeal and provides a welcoming approach to the home. With its flexible configuration, prime location, and scope for improvement, this property represents a rare opportunity on Broadway Crescent. Whether retained as two flats for a strong rental yield, or converted into a single family home, or modernized to suit your own vision, it offers endless potential to add value and create something special. , Interest in this property will be high call 01670 352900 or email [Blyth@rmsestateagents.co.uk](mailto:Blyth@rmsestateagents.co.uk) to arrange your viewing.

#### PROPERTY DESCRIPTION: DOWNSTAIRS

**ENTRANCE PORCH:** UPVC Entrance door to,

**ENTRANCE HALLWAY:** storage cupboard door to:

**LOUNGE:** (front): 14, 10 x 10.24 (4.29m x 3.12m), double glazed bay window to front

**DINING ROOM:** (rear): 9.89 x 12, 72 (3.01m x 3.87m), Double glazed windows to rear

**KITCHEN:** (rear): 16,77 x 7,40, (5,11m x 2.25m), Single glazed window to rear, range of wall, floor and drawer units with coordinating roll edge work surfaces, stainless steel sink and space for a cooker and a fridge freezer.

**FAMILY BATHROOM:** 3 piece suite in white with panelled bath, hand basin and low level W.C, double glazed windows to rear.

**BEDROOM ONE:** (front): 10, 48 x 9, 38, (3.19m x 2.85m), double glazed window to front with built in cupboard

**BEDROOM TWO:** 6, 80 x 9.45 (2.07m x 2.88m), single glazed window.

**EXTERNALLY:** laid mainly to lawn with garden shed, garden is shared.

#### PROPERTY DESCRIPTION: UPSTAIRS

**ENTRANCE PORCH:** double glazed door to stairs leading to landing.

**DINING ROOM:** (rear): 13'00 x 10'27, (3.96m x 3.13m), double glazed windows to rear, double radiator and gas fire.

**LOUNGE:** (front): 15'03 x 10'82, (4.58m x 3.29m), double glazed bay window to front, with wrap around radiator.

**KITCHEN:** (side): 16'77 x 6'10, (5.11m x 2.29m), two double glazed windows to side as well as a double glazed rear door to garden, radiator and a range of wall, floor and drawer units with coordinating roll edge work surfaces, coordinating sink unit and drainer with mixer tap, built in oven and gas hob , space for fridge freezer and plumbed area for washing machine.

**BATHROOM:** 3 piece suite comprising paneled bath, hand basin and low level w.c, double glazed window to rear and single radiator.

**BEDROOM ONE:** (front): 10'47 x 10'57, (3.m x 3.35m), including depth of fitted wardrobes, double glazed window, radiator.

**BEDROOM TWO:** (rear): 6'47'0 x 9'57, (1.97m x 2.91m), two double glazed windows to rear and side, single radiator, through to dressing room with range of wardrobes and radiator.

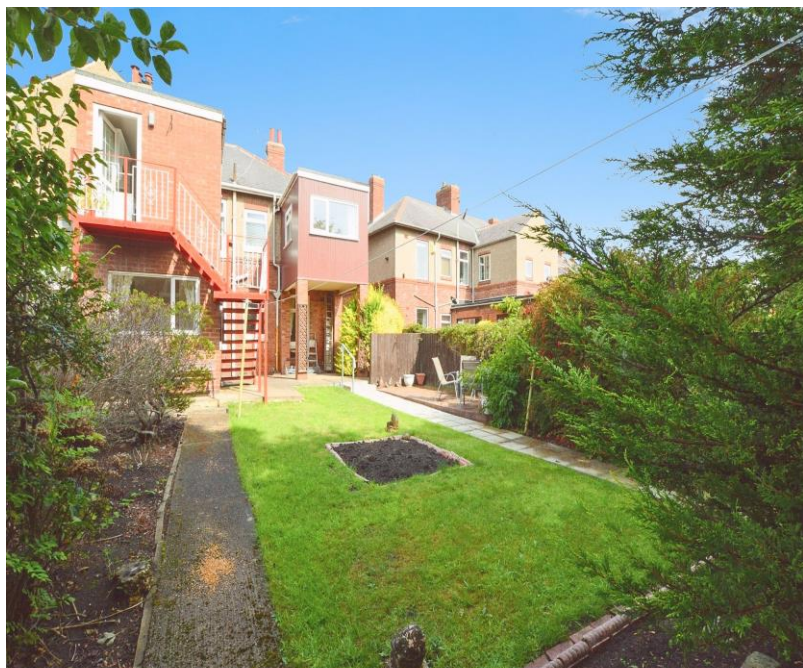
**EXTERNALLY:** laid mainly to lawn, low maintenance garden, shared.

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Branch: [blyth@rmsestateagents.co.uk](mailto:blyth@rmsestateagents.co.uk)

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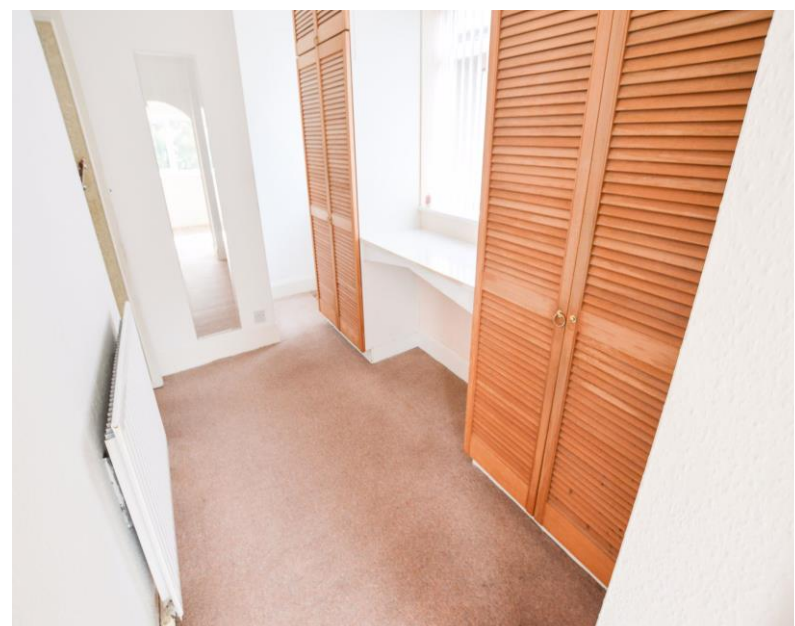
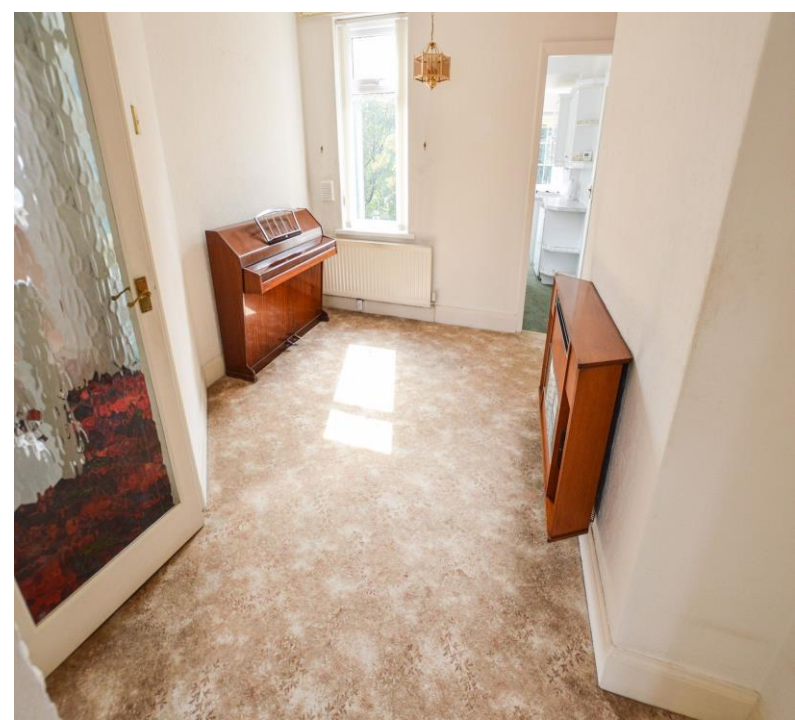


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#### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains upstairs, no hot water downstairs

Sewerage: Mains

Heating: Gas combi boiler upstairs, no heating downstairs

Broadband: None

Mobile Signal Coverage Blackspot: No

#### 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.

#### BUILDING WORKS

Any known planning permissions or proposals in the immediate locality: NO

Outstanding building works at the property: 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: A**

**EPC RATING: TBC**

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	73 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Upstairs EPC C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D		
39-54	E		
21-38	F	28 F	
1-20	G		

Downstairs EPC F

**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.

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