



Belgrave Crescent | Blyth | NE24 3DU

£120,000



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ROOK
MATTHEWS
SAYER

Gorgeous Two Bedroom Flat

Council Tax Band A, EPC Rating C

Ground Floor

**Leasehold 999 from 2008 with
Approximately 982 Years Remaining**

Opposite Ridley Park

No Upper Chain

Short Walk To the Beach

Rear Yard

For any more information regarding the property please contact us today

Step inside this exquisite ground floor flat and experience show-home standards throughout. Perfectly positioned directly opposite the picturesque Ridley Park and just a short stroll from the golden sands of Blyth beach, this home blends elegance, comfort, and convenience in one stunning package.

From the welcoming hallway, the property flows beautifully into two stylish bedrooms. The principal bedroom is a true highlight, with a magnificent bay window framing uninterrupted views of the park — the perfect spot to wake up to nature every morning. The second bedroom offers versatility, ideal as a serene guest room, home office, or dressing room.

The lounge is a chic yet inviting living space, designed for both relaxation and entertaining. A brand-new contemporary kitchen showcases sleek finishes and quality fittings, while the luxurious bathroom adds a touch of boutique hotel living.

To the rear, a private yard provides an outdoor retreat, ideal for summer evenings or a morning coffee. Every detail of this property has been carefully considered, refurbished to the highest standard, and finished with style and sophistication — ready to move straight into and enjoy.

Interest in this property will be high call 01670 352900 or email Blyth@rmsestateagents.co.uk to arrange your viewing.

PROPERTY DESCRIPTION:

ENTRANCE: UPVC Entrance door

ENTRANCE HALLWAY: single radiator and storage cupboard

LOUNGE: (rear): 13'43 x 13'89, (4.09m x 4.23) double glazed windows to rear, single radiator and built in storage cupboard.

KITCHEN: (rear): 9'66 x 6'65, (2.94m x 2.02m), double glazed window to rear, single radiator, coordinating sink unit and drainer with mixer tap, tiled splash backs, electric fan assisted oven, electric hob as well as space for a fridge freezer and plumbed area for washing machine.

FAMILY BATHROOM: 3 piece suite comprising a pannelled bath, shower over bath, hand basin and low level w.c, a heated towel rail as well as part tiling to walls.

BEDROOM ONE: (front): 14'61 x 14'74, (5.06m x 4.49m), double glazed bay window to front

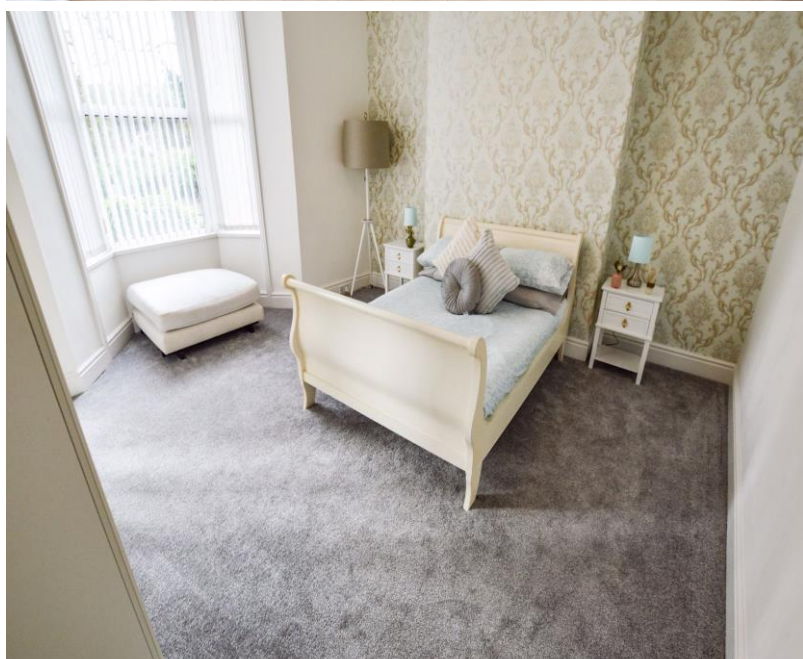
BEDROOM TWO: (rear): 10'46 x 7'07, (3.18m x 2.14m), double glazed window to rear as well as a single radiator

EXTERNALLY: rear yard

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PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas Heating

Broadband: Fibre

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.

TENURE

Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.

Length of Lease: 999 years from 2008

Building Insurance Premium: £35 per month

COUNCIL TAX BAND: A

EPC RATING: C

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	76 C
55-68	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 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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