



Beaconsfield Street | Blyth | NE24 2DS

£220,000



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ROOK
MATTHEWS
SAYER

**Stunning Three Bedroom House
Plus dressing Room**

**Fully Refurbished To an Exceptional
Standard**

Two Reception Rooms

Log Burner

Beautiful Kitchen and Bathroom

Gas Heating, Fibre to Premises Broadband

Rear Yard

Mains Water, Sewage, Electricity

Freehold, Council Tax Band B, EPC Rating C

Original Features

For any more information regarding the property please contact us today

Occupying a highly desirable position on Beaconsfield Street in Blyth, just a short stroll from the picturesque Ridley Park and the beautiful sandy beach, this truly outstanding mid-terrace home has been meticulously refurbished to an exceptional standard, combining contemporary style with traditional charm to create a home of real character and appeal. From the moment you arrive, the property makes a lasting impression, with a welcoming vestibule leading into a spacious entrance hallway that sets the tone for the quality and attention to detail found throughout. The lounge is a particularly inviting space, featuring a large bay window that floods the room with natural light and a log burner that provides a warm and cozy focal point, ideal for relaxing evenings or entertaining guests. The dining room, with elegant French doors opening to the rear, flows seamlessly into a superb breakfasting kitchen, which has been thoughtfully designed with modern fittings and plenty of space for family gatherings, casual meals, or social entertaining. On the first floor, the property offers three well-proportioned bedrooms, each offering comfort and style, along with a versatile dressing room that could also serve as a fourth bedroom, providing flexibility to suit a variety of family needs. The luxurious bathroom completes the first-floor accommodation, finished to a high standard with contemporary fixtures and fittings. Additional benefits include gas central heating, double glazing throughout, and a rear yard that provides a private outdoor space as well as convenient off-street parking. The property's location places it within easy reach of local shops, amenities, and the vibrant town Centre. This remarkable home has been greatly enhanced by the current vendors, who have carefully maintained and upgraded it, resulting in a property that is not only stylish and comfortable but also exceptionally practical. A truly outstanding family home, it offers a unique combination of quality, location, and character, making it a rare opportunity for discerning buyers seeking the perfect blend of modern living and traditional charm.

PROPERTY DESCRIPTION:

ENTRANCE DOOR

ENTRANCE HALLWAY: tiled floors and wall, double glazed entrance door as well as double glazed window to front, staircase to first floor and radiator.

LOUNGE: (front): 15'26 x 16'61, (4.6m x 5.06m), double glazed bay window to front, log burner, coving to ceiling and radiator.

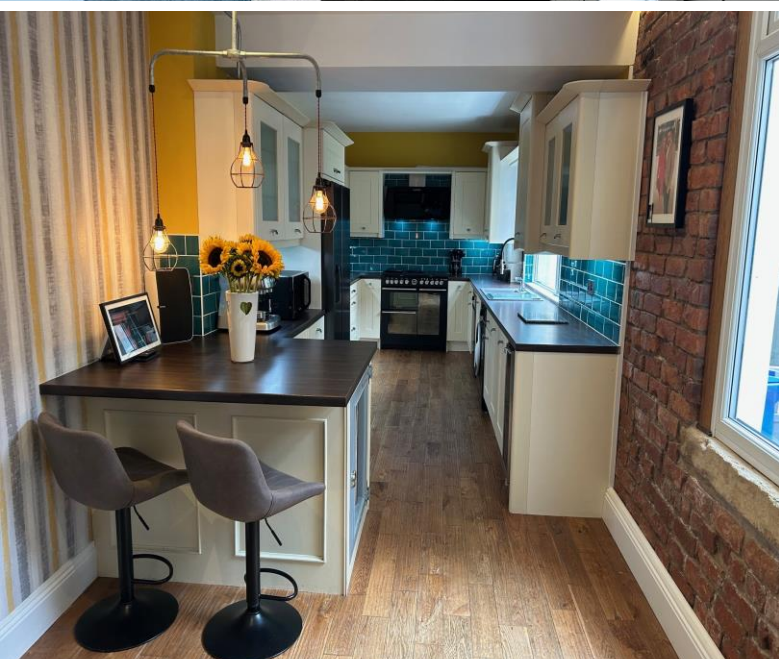
DINING ROOM: 12'95 x 13'87, (3.94m x 4.27m), coving to ceiling

KITCHEN: (side): 8'65 x 29'44, (2.63m x 8.97m), wall and base cupboards, work surfaces 1 1/2 bowl sink unit, breakfast bar, space for washer and fridge freezer, tiled splash backs, spotlights and double glazed window to side.

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FIRST FLOOR LANDING AREA: double glazed window to rear, coving to ceiling, loft access, fully boarded and pull down ladders

FAMILY BATHROOM: on the first floor, 4 piece suite comprising step in shower cubicle, pedestal wash hand basin, free standing bath and low level w.c, tiled splash backs and double glazed window to side.

BEDROOM ONE: (front): 14'1 x 10'93, (4.27m x 3.33m), first floor, windows to front with single radiator.

BEDROOM TWO: (rear): 11'8 x 13'88, (3.59m x 4.23m), double glazed window to rear.

BEDROOM THREE: (front): 10'44 x 7'52, (1.48m x 2.29m), double glazed window to front and single radiator

WALK IN WARDROBE: 11'48 x 6'63, (3.49m x 2.20m), radiator, double glazed window, fitted wardrobes all the way around.

EXTERNALLY: rear yard with paved area.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Ga & wood burner

Broadband: Fibre to premises

Mobile Signal Coverage Blackspot: No

Parking: on 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.

BUILDING WORKS

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

Outstanding building works at the property: No

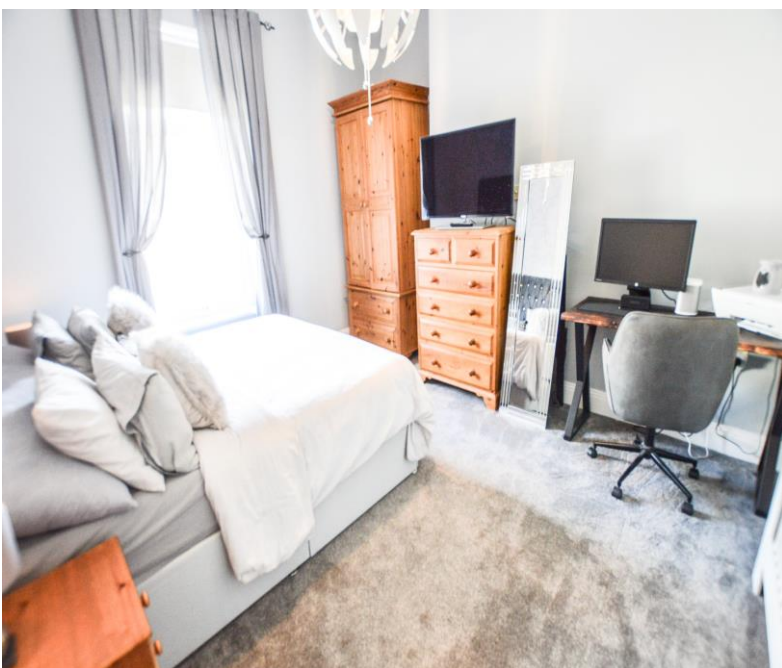
TENURE

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: B

EPC RATING: C

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Total area: approx. 153.2 sq. metres (1649.0 sq. feet)
47 Beaconsfield Street, Blyth

FLOORPLAN

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EPC RATING

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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