



Belgrave Crescent | Blyth | NE24 3DU

**£110,000**



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ROOK  
MATTHEWS  
SAYER

**Outstanding Period Property  
Overlooking Ridley Park**

**1920's Lower Flat, Fantastic  
Space**

**Hallway, Beautiful Lounge  
with Bay Window and Views**

**Stunning Double Bedroom  
with En-Suite**

**Leasehold 999 from 2016 with  
990 Remaining, Epc Rating D,  
Council Tax Band A**

**En-Suite Bathroom with  
Jacuzzi Shower and Roll Top**

**Gorgeous Cottage Style  
Kitchen with Integrated**

**Additional Cloaks/wc, west  
facing rear Patio Garden**

**Gas Heating, Cable Broadband**

**Mains Water, Electricity and  
Sewage**

For any more information regarding the property please contact us today

Overlooking the lush expanse of Ridley Park, this rarely available 1920s period lower flat is a true gem, brimming with timeless elegance, generous proportions, and rich character throughout. Nestled on one of the most sought-after terraces in the area, this exceptional residence offers a refined blend of historic charm and modern comfort. Step through the shared entrance vestibule, where original tiled flooring sets the tone for the beauty within. A welcoming hallway leads you into a stylish cloak area with additional W.C., offering both practicality and grace. The beautifully appointed lounge is a standout feature, with its grand bay window framing picturesque views over the park, a striking fireplace with a feature fire creating a warm focal point, and detailed period finishes that whisper of a bygone era. The spacious double bedroom offers an air of quiet sophistication, flowing seamlessly into a sumptuous, period-style bathroom. Here, luxury meets tradition with a freestanding roll-top bath, a Jacuzzi shower, and elegant fittings that evoke the grace of the 1920s. At the heart of the home lies a charming country-style kitchen, fully equipped with integrated appliances and brimming with character – a perfect space to cook, entertain, or simply unwind. To the rear, a delightful Westerly-facing patio garden invites you to enjoy long summer evenings with a glass in hand. Currently open, this space could easily be partitioned to offer additional privacy, in line with the existing title plans. Opportunities to acquire a property of this caliber, in such a coveted location, are exceedingly rare. A truly one-of-a-kind home that effortlessly combines

#### PROPERTY DESCRIPTION:

**ENTRANCE:** Communal entrance vestibule with original tiled floor, cornice to ceiling, dado rail, entrance door into:

**ENTRANCE HALLWAY:** Spacious hallway, cornice to ceiling, door to:

**DOWNSTAIRS CLOAKS/W.C.:** Pedestal washbasin, low level w.c. with push button cistern, luxury vinyl tiling flooring, tiled splash backs

**LOUNGE:** (front): 16'6 x 11'7, with measurements into double glazed bay window and alcoves, (5.03 x 3.53m) Fabulous views over the park and original paneling under window, attractive feature fireplace and electric fire, cornice to ceiling, ceiling rose, radiator

**KITCHEN:** 10'0 x 7'11, (3.05 x 2.41m) Stunning, cottage style fitted kitchen incorporating a range of base, wall and drawer units, coordinating worktops, integrated electric oven, induction hob, microwave, stainless steel cooker hood, fridge and freezer, washer dryers, one and a half bowl sink unit with mixer taps, tiled splash backs, wall mounted combination boiler, double glazed window and door to the rear garden







**BEDROOM ONE:** (rear): 13'1 x 12'11, with measurements into alcoves, (3.99 x 3.94m) Beautifully presented, double glazed window, radiator, cornice to ceiling, door to: rear): 13'1 x 11'0, (3.99m x 3.35m), including depth of fitted wardrobes, double glazed window, radiator, door to:

**FAMILY BATHROOM/ENSUITE:** Wow! A luxurious, re-fitted bathroom suite comprising of walk in Jacuzzi shower cubicle with chrome controls, roll top bath with claw feet, chrome hot and cold mixer taps, vanity sink unit with mixer taps, low level w.c. with push button cistern, spotlights to ceiling, tiled splash backs, wood effect flooring, chrome towel radiator, double glazed window.

**EXTERNALLY:** Enclosed rear yard with patio area as well as decking area and artificial grass.

#### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: Cable

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

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 May 2016

Ground Rent: £12 per annum.

#### COUNCIL TAX BAND: A

#### EPC RATING: C

BL00011831.AJ.BH.28/10/2025.V.1



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"DoubleClick Insert Picture"  
FLOORPLAN TBC

"DoubleClick Insert Picture"  
EPC RATING TBC

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**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.

