



Victoria Mews | Blyth | NE24 2TR

**£105,000**

Set within a desirable residential development in Blyth, this attractive two-bedroom freehold house offers comfortable and stylish living throughout and represents an ideal opportunity for first-time buyers or investors alike. The property is well presented and thoughtfully laid out, creating a welcoming home that is ready to move into. Upon entering, a welcoming hallway provides access to the main living areas. The light and airy lounge is a generous space, filled with natural light and ideal for both relaxing and entertaining. To the rear, the modern kitchen is fitted with a range of contemporary units and features a convenient breakfast bar, making it a practical yet sociable area for everyday dining. The first floor comprises two spacious double bedrooms, both offering ample room for furnishings, along with a well-appointed family bathroom. Externally, the property enjoys gardens to both the front and rear, providing outdoor space for leisure and relaxation. The front garden further benefits from off-street parking, adding to the overall convenience and appeal of this lovely home. 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.

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**Gorgeous Two Double Bedroom  
House**

**Ideal Starter Home**

**Front and Rear Garden**

**Off Street Parking To Front**

**Freehold, Council Tax Band. A,  
Epc Rating D**

**Mains Water, Sewage, Electricity**

**Electric Heating, Fibre to  
Premises Broadband**

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

#### **PROPERTY DESCRIPTION:**

##### **ENTRANCE**

**LOUNGE:** (front): 12'67 x 14'02, (3.86m x 4.27m), double glazed window to front, electric heater and coving to ceiling.

**KITCHEN:** (rear): 15'62 x 8'75, (3.84m x 2.66m), double glazed window to rear, electric heater, range of wall, floor and drawer units with coordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer tap, tiled splash backs, built in electric fan assisted oven, electric hob with extractor fan above, integrated fridge freezer, dishwasher and plumbed area for washing machine as well as a breakfast bar and built in cupboard.

#### **FIRST FLOOR LANDING AREA**

##### **LOFT**

**FAMILY BATHROOM:** 3 piece suite comprising panelled bath, shower over, low level WC, part tiling to walls, built in cupboard and electric heater.

**BEDROOM ONE:** (rear): 8'80 x 12'64, (2.68m x 3.85m), double glazed window to rear, and electric heater.

**BEDROOM TWO:** (front): 12'62 x 8'81, (3.84m x 2.68m), double glazed window to front and electric heater.

**EXTERNALLY:** low maintenance garden to front with 1 off street parking space as well as a low maintenance garden to rear with patio area and bushes and shrubs

**T: 01670 352 900**

**Blyth@rmsestateagents.co.uk**

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### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Electric

Broadband: Fibre to premises

Mobile Signal Coverage Blackspot: No

Parking: Driveway and communal parking

### 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

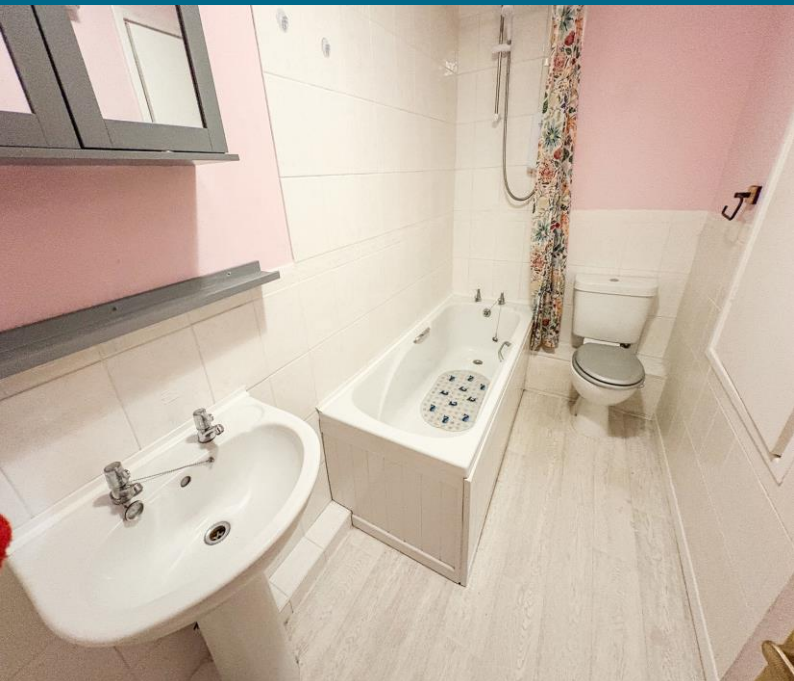
### TENURE

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: D

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C		
55-68	D	62 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.