



Beaconsfield Street | Blyth | NE24 2DS

£230,000

An exceptional, Victorian terrace oozing style, charm, space and pure gorgeousness! Centrally located with amenities, bus routes, local schools and shops close by. Take a walk to the stunning beach and to Ridley Park where a fabulous outdoor lifestyle awaits! Impressive entrance vestibule and hallway, with turned staircase up to the split level landing area, lounge with feature bay window and outstanding fireplace, separate dining room overlooking the town garden. The heart of the home is without doubt this 29'2, open family dining kitchen with breakfast bar, dining area and integrated appliances, there is also access out to the rear town garden for warmer days. Luxurious, re-fitted Victorian style family bathroom with roll top bath and separate shower cubicle, separate cloaks/w.c. Four superb sized bedrooms, the principal bedroom with feature fireplace. Private town garden, forecourt garden area. Just beautiful! Tenure: Freehold: EPC: D, Council Tax Band: A. Gas, Electric, Water, Heating, Drainage: Mains Connected. Broadband: Fibre, Mobile Phone Blackspot: No
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.

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Exceptional Victorian Period Terrace Family Home

Impressive Entrance Vestibule and Hallway

Two Separate Reception Rooms

Fabulous, Open Family Dining Kitchen

Stunning Split Level Landing

Four Generous Bedrooms

Luxurious, Four Piece Victorian Style Bathroom

Freehold. EPC: D, Council Tax Band: C

Close to Amenities, Ridley Park and Beach

Private Town Garden to Rear

For any more information regarding the property please contact us today

ENTRANCE VESTIBULE: original door with stained leaded light inserts into hallway, picture rail, gorgeous Victorian style tiling to floor, through to:

ENTRANCE HALLWAY: radiator, dado rail, stunning, original, turned staircase up to the first floor, under-stair cupboard, laminate flooring, door to:

LOUNGE: (front): 14'10 x 13'11, (4.52m x 4.24m), into alcoves and excluding depth of double-glazed bay window with original panelling under and to side, fitted shelving into alcove, cornice to ceiling, radiator, gorgeous cast iron fireplace and fire with tiled inset, hearth

DINING ROOM: (rear): 13'9 x 13'2, (4.19m x 4.01m), into alcoves, storage cupboard, cornice to ceiling, vertical radiator, double glazed window overlooking the rear town garden

DINING KITCHEN: (rear): 29'2 x 9'9, (8.89m x 2.97m), with fabulous space, style and versatility, this gorgeous family dining kitchen really is the heart of the home. Exposed brick feature wall to the dining area, vertical radiator, beautifully designed kitchen with solid wood worktops, integrated electric oven, gas hob, fridge, dishwasher, Belfast sink with mixer taps, cooker hood, double glazed window, brick effect tiling, tiled floor, storage cupboard with plumbing for washing machine and combination boiler, additional pantry cupboard, double glazed door out to the rear town garden

HALF LANDING AREA: large double-glazed window allowing ample natural light to flood the landing, stairs up to the main landing area, loft access, door to:

SEPARATE W.C.: hand washbasin with mixer taps, w.c., half panelled walls, loft access, double glazed window, tile effect flooring

BATHROOM: 10'4 x 6'9, (3.15m x 2.06m), luxurious, re-fitted Victorian style bathroom, showcasing, freestanding, roll top bath with mixer taps and shower spray, separate shower cubicle, shower with Forest Waterfall spray, pedestal washbasin with mixer taps, half height brick effect tiling, chrome radiator, double glazed window, tiled floor

BEDROOM THREE: (rear): 11'2 x 9'9, (3.40m x 2.97m), (into alcoves), radiator, double glazed window, picture rail, coving to ceiling

FIRST FLOOR LANDING AREA: loft access, door to:

BEDROOM ONE: (rear): 13'9 x 12'0, (3.96m x 3.66m), excluding depth of alcoves, cast iron feature fireplace, double glazed window, radiator

BEDROOM TWO: (front): 14'4 x 10'7, (4.37m x 3.22m), two large storage cupboards, radiator, double glazed window

BEDROOM FOUR: (front): 10'2 x 7'8, (3.10m x 2.33m), radiator, double glazed window

EXTERNALLY: Private and enclosed rear town garden with feature gravelling, horizontal fencing, gated access out to the rear lane, walled front forecourt garden with feature gravelling and steps up to the front door

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PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

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

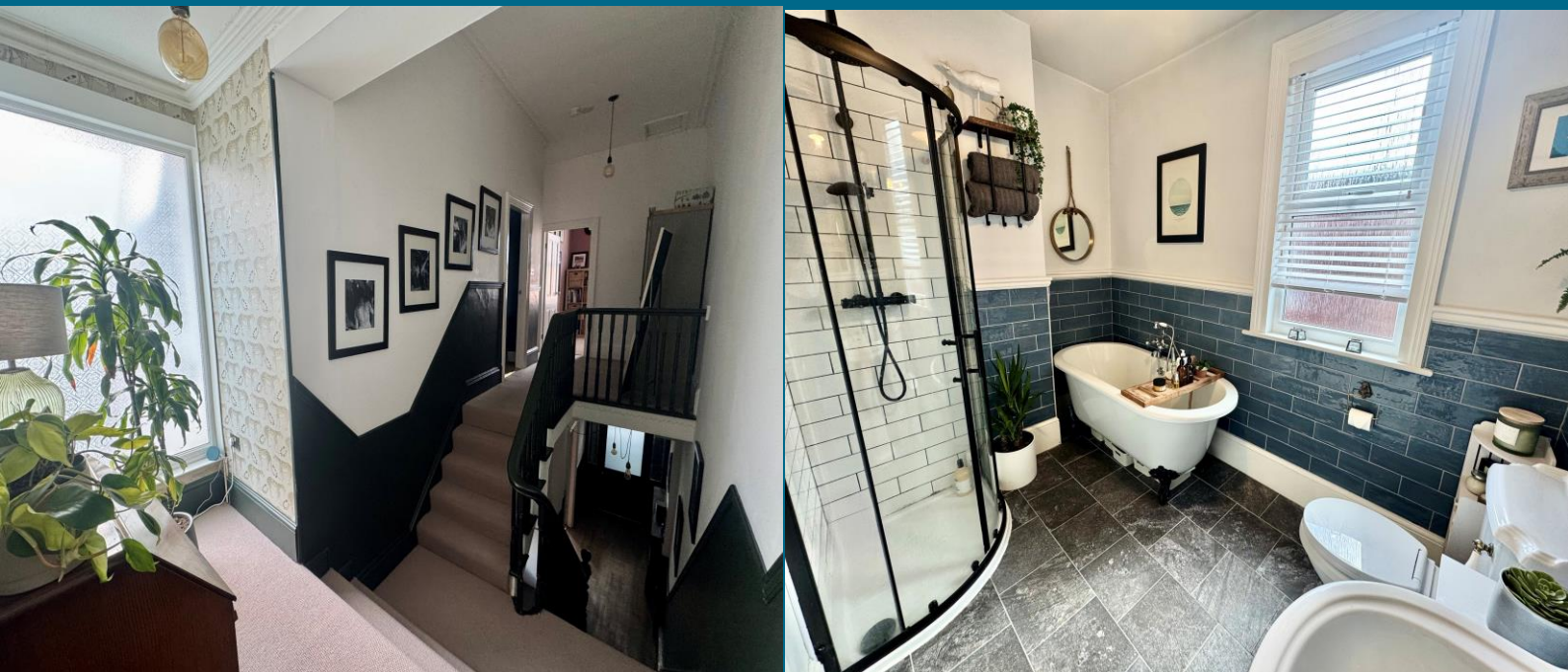
TENURE

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: A

EPC RATING: D

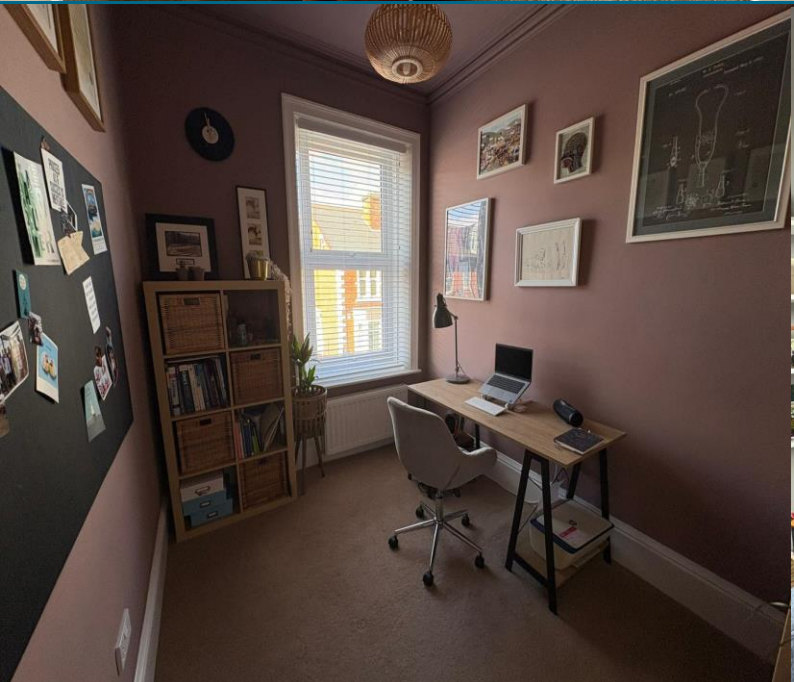
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EPC RATING

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	63 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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