

# MELLOR & BEER

## ESTATE AGENTS

51 Bridge Street, Worksop, Notts. S80 1DA

### 2 Beech View, Spital Road, Blyth



- Desirable Village Setting Situated Near Blyth's Picturesque Village Green With a Range Of Local Amenities Close By
  - With Character & Original Features, Built in 1926 Retains Many Charming Period Details Throughout
- Extensive Rear Garden with Substantial West Facing Garden, Perfect for landscaping, Outdoor Living or Potential Development
  - Excellent Potential to Extend Creating an Ideal Opportunity For a Larger, Bespoke Family Home, Subject To Planning
  - Easy Access to The A1 and M18, Perfect For Commuters

Nestled in the heart of the highly sought-after village of Blyth, 2 Beech View is a 1920s semi-detached home offering superb potential for those looking to refurbish, modernise, and truly make it their own. With its generous plot size, this property is a rare find, providing the perfect blank canvas for creating a dream family home. The standout feature is the extensive west-facing rear garden that offers endless possibilities. Whether you envision a stylish garden room, a substantial extension, or simply a landscaped outdoor retreat, the space allows for a variety of uses. Located in this ever popular village, the home is within easy reach of local amenities including shops, cafes, public houses, and a village school. For those needing to travel, excellent road links via the A1 and M18 provide straightforward commuting to surrounding towns and cities.

£ 300,000



# 2 Beech View, Spital Road, Blyth, S81 8EE

## Entrance Hall

Spacious hallway with stairs to the first floor and a large under stairs cupboard providing excellent storage.

## Through Lounge/Dining Room 25' x 12'5" (7.62m x 3.78m)

A versatile living and dining space with two feature fireplaces, coved ceiling, two ceiling roses, picture rail, two central heating radiators, and patio doors opening directly onto the rear garden.



## Kitchen 14'4" x 9'3" (4.6m x 2.81m)

Fitted with a comprehensive range of timber units incorporating base, drawer, and wall cupboards, complemented by contrasting work surfaces. Features include a beamed-effect ceiling, ceramic tiled floor, and UPVC double-glazed rear door.



## First Floor

Note - It is understood that the property's original layout included three bedrooms but has since been reconfigured.

## Bedroom One 14' x 12'7" (4.26m x 3.83m)

Spacious double room with picture rail and central heating radiator.



## Bedroom Two 13'1" x 10'11" (3.98m x 3.32m)

Another well-sized double bedroom with picture rail and central heating radiator.



### **Bathroom 10'5" x 9'4" (3.17m x 2.84m)**

Large family bathroom offering scope for modernisation.



### **Shower Room 7'1" x 6' (2.15m x 1.82m)**

Separate shower room, adding flexibility to the layout.



## **Outside**

### **Front Garden & Driveway:**

An attractive front garden with a shared driveway to the side, leading to the garage.

### **Rear Garden:**

The highlight of this property is the exceptionally large west-facing garden. The size and layout make it perfect for a variety of uses — from creating a landscaped garden with seating areas and play space to adding a significant extension or outbuilding (subject to planning).



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We have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order. The potential buyer is advised to obtain verification from their solicitor, surveyor or professional advisors.

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