



The Pastures

Blyth

Executive Detached Family home on the highly sought after "The Pastures" in Blyth. This stunning family home briefly comprises: Entrance hall, ground floor cloaks/WC, lounge with French doors to garden, dining room, breakfast room, kitchen and utility. Four bedrooms to the first floor, master with refurbished En-suite and refitted bathroom. Externally the property boasts gardens to front, side and rear and double width driveway to double garage. Within walking distance of local schools and amenities - properties of this calibre are very rare to the market therefore we strongly recommend an early inspection.

Asking Price **£385,000**

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SAYER

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PROPERTY DESCRIPTION

ENTRANCE

Solid wood entrance door

ENTRANCE HALLWAY

Stairs to first floor landing, double radiator, storage cupboard

CLOAKS/WC

Low level WC, wash hand basin set in vanity unit, double glazed window, single radiator

LOUNGE 19'59 (5.97) X 11'66 (3.55)

Double glazed to front, double radiator, gas fire, double doors to garden

DINING ROOM 10'23 (3.11) X 10'33 (3.14) minimum measurements excluding recess

Double glazed window to front, double radiator

BREAKFAST ROOM 7'25 (2.20) X 7'01 (2.17)

Double glazed window to rear, single radiator

KITCHEN 12'79 (5.97) x 9'07 (2.76)

Double glazed window to rear, single radiator, range of wall, floor and drawer units with co-ordinating edge work surfaces, co-ordinating sink unit and drainer with mixer tap, built in electric fan assisted double oven, integrated fridge/freezer and dish washer, tiling to flooring, spotlights

UTILITY ROOM

Double glazed window to rear, fitted base units and work surfaces, co-ordinating sink unit with mixer tap, plumbed for washing machine, double radiator, door to rear garden

HALF LANDING

Double glazed window to rear

FIRST FLOOR LANDING

Access to roof space

BEDROOM ONE 12'10 (3.91) X 9'10 (3)

Double glazed window to front,

EN-SUITE

White suite comprising pedestal wash basin, step in shower cubicle with mains shower, low level WC, part tiled walls, double glazed frosted window to front, radiator

BEDROOM TWO 12'02 (3.71) x 8'06 (2.59) plus wardrobes

Double glazed window to front, fitted mirror fronted sliding door wardrobes, television point, radiator

BEDROOM THREE 11'08 (3.56) X 7'01 (2.16)

Double glazed window to rear, single radiator

BEDROOM FOUR 13'01 (3.99) MAX X 7'01 (2.16)

Double glazed window to rear, radiator



BATHROOM/WC

White 3 piece suite comprising panelled bath, pedestal wash basin, low level WC, part tiled walls, heated towel rail, double glazed window to front

FRONT GARDEN

Laid mainly to lawn, off street parking for two cars

DOUBLE GARAGE

With electric roller door, cold water supply, light and power points. Access to part boarded loft space via ladder

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: Double garage, and driveway

MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

RESTRICTIONS AND RIGHTS

Listed? No

Conservation Area? No

Restrictions on property? No

Easements, servitudes or wayleaves? No

Public rights of way through the property? No

RISKS

Flooding in last 5 years: No

Risk of Flooding: Zone one

Any flood defences at the property: No

Coastal Erosion Risk: Low

Known safety risks at property (asbestos etc.): No

BUILDING WORKS

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

Outstanding building works at the property: No

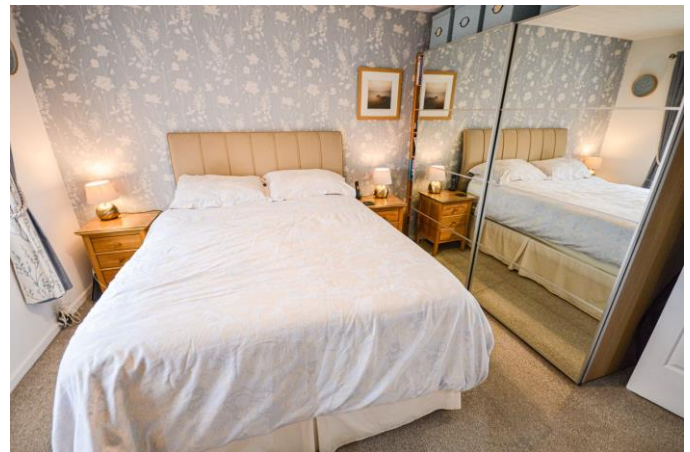
TENURE

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: D

EPC RATING: C

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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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