



Victoria Mews Blyth

Gorgeous, three storey, Freehold townhouse, rarely available to the market. Situated on the picturesque Victoria Mews development; conveniently located close to town centre and Broadway Circle shops. Light and airy with spacious room sizes. The property briefly comprises: Entrance hallway, downstairs cloaks/WC, utility room, open plan lounge to the first floor with contemporary, dining area and modern fitted kitchen. Three bedrooms to the second floor; the master bedroom with attractive robes and beautiful aspect over the courtyard, modern bathroom with shower. Gas radiator central heating system, Georgian Bar double glazed window. Private, low maintenance town courtyard, driveway and attached garage. Interest in this property will be high call 01670 352900 or email Blyth@rmsestateagents.co.uk to arrange your viewing.

£165,000

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Victoria Mews

NE24 2TR

PROPERTY DESCRIPTION

Entrance Hallway

Spacious hall with wood effect flooring, radiator, double glazed Georgian Bar window, staircase to the first floor, storage cupboard

Rear Hallway

Wood effect flooring, double glazed door to the rear garden

Downstairs Cloaks/WC

Low level WC, pedestal washbasin, double glazed Georgian Bar window

Utility Room 9'3 x 6'0 (2.82m x 1.83m)

Range of base and drawer units, worktops, single drainer sink unit, plumbed for automatic washing machine and dishwasher, wall mounted Baxi combination boiler, Georgian bar double glazed window, wood effect flooring

First Floor Landing Area

Airing cupboard

Lounge (Front) 16'2 x 14'8 (4.93m x 4.47) maximum measurements

Gorgeous, open plan, light and airy lounge with large Georgian Bar double glazed window, additional Georgian Bar double glazed window, contemporary fireplace with modern electric pebble fire, radiator

Dining Area (Rear) 8'0 x 7'10 (2.44m x 2.39m)

Radiator, double glazed feature Georgian Bar bow window

Kitchen (Rear) 8'10 x 8'0 (2.69m x 2.44m)

Modern, base, wall and drawer units, co-ordinating worktops, single drainer sink unit with hot and cold mixer taps, integrated electric oven, hob, cooker hood, vinyl flooring, Georgian Bar double glazed window, brick effect tiling

Second Floor Landing Area

Access to loft, partially boarded with lighting

Bedroom One (Front) 12'7 x 8'9 (3.84m x 2.67m)

Large Georgian Bar double glazed window, allowing maximum light into the property and enjoying views of the picturesque courtyard, radiator, contemporary sliding mirrored robes, radiator

Bedroom Two (Rear) 11'1 x 7'8 (3.38m x 2.33m) plus door recess

Radiator, double glazed Georgian Bar window



Bedroom Three (Front) 7'8 x 7'1 (2.33m x 2.16m) maximum measurements

Storage cupboard, radiator, Georgian Bar double glazed window

Bathroom

Attractive, modern white bathroom suite, comprising of bath, chrome shower, pedestal washbasin, low level WC, double glazed Georgian Bar window, chrome towel radiator, modern tiling

Externally

Private and enclosed rear courtyard garden, low maintenance, with fencing and gravelling, front driveway and attached garage with electric door

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre (cabinet)

Mobile Signal Coverage Blackspot: No

Parking: 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.

RISKS

Flooding in last 5 years: No

Risk of Flooding: Zone 1

Any flood defences at the property: No

Coastal Erosion Risk: Low

Known safety risks at property (asbestos etc....): 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: B

EPC RATING: C

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Energy efficiency cha

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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