

TO LET

You could live here!



Beaumont St, Blyth £395 pcm + Fees

- Spacious Three Bed Mid Terrace
- Two Reception
- Yard Providing Off Street Parking/GCH/DG
- Close to Town Centre Amenities / View Now !!
- **DSS / PETS CONSIDERED**
- When you apply for a tenancy there will be an admin fee to pay – ask staff for further details.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			67
(38-54) E	46		
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

**ROOK
MATTHEWS
SAYER**

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Beaumont Street, Blyth NE24 1HP

DSS / PETS CONSIDERED **GOOD SIZE FAMILY HOME WITH PARKING

**EPC: E to let on Beaumont Street, Blyth. Spacious mid terrace property close to the town centre. Entrance hall, lounge, dining room and refitted kitchen. Three bedrooms and family bathroom. Gas central heating, double glazing and yard to rear with double timber doors providing off street parking. A good sized family home, well presented throughout. Internal inspection essential to be appreciated.

ENTRANCE HALL

Double glazed entrance door. Staircase to first floor, radiator.

LOUNGE 13' 10" (4.22m) x 10' 06" (3.2m)

Double glazed window to front, wall light points, coving to ceiling, double radiator.

DINING ROOM 17' 01" (5.21m) x 11' 0" (3.35m)

Double glazed window to rear, understairs cupboard, double radiator.

KITCHEN 9' 11" (3.02m) x 7' 07" (2.31m)

Fitted with a range of wall and base units, under unit lighting, spotlights to ceiling, work surfaces, 1.5 bowl sink unit, part tiled walls. Space for automatic washing machine, tumble dryer, fridge and freezer. Double glazed window and door to rear.

FIRST FLOOR LANDING

Access to roof space.

BEDROOM ONE 13' 03" (4.04m) x 11' 01" (3.38m)

Double glazed window to rear, fitted mirror fronted sliding door wardrobes, television point.

BEDROOM TWO 11' 0" (3.35m) x 8' 05" (2.57m)

Double glazed window to front, built in cupboard, television point, radiator.

BEDROOM THREE 8' 04" (2.54m) x 7' 07" (2.31m)

Double glazed window to front, television point, dado rail, radiator.

BATHROOM/W.C.

Coloured three piece suite comprising panelled bath with electric shower over, pedestal wash hand basin, low level w.c., part tiled walls, airing cupboard housing central heating boiler, double radiator, double glazed window to rear.

REAR YARD

Enclosed rear yard with garden shed and double timber gates providing off street parking.



Rook Matthews Sayer TV

bringing your property to *Life*

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17 Offices across the North-East

Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Rook Matthews Sayer 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 any part of a contract. No persons in the employment of Rook Matthews Sayer has any authority to make or give any representation or warranty whatever in relation to this property.

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