



## Middleton Street Blyth

Rarely does a home of this calibre come to market—an exquisite detached Victorian residence dating back to circa 1898, exuding timeless character and charm. Boasting a striking mock Tudor peak, this period gem is a true celebration of architectural elegance, where original features meet tasteful modern enhancements to create the perfect fusion of old and new. As you step inside, a sense of grandeur greets you in the form of a light-filled family reception room—an inviting space ideal for quiet moments with a book or the gentle sounds of music, beautifully set apart from the main living areas. The central hallway makes an unforgettable impression, with its turned original staircase rising proudly to the upper floor, guiding you through the home's enchanting layout. To the front of the home, the stunning lounge is a picture of period beauty, complete with a traditional open fireplace and an expansive bay window that bathes the room in natural light, while framing picturesque views of the manicured front gardens. A separate reception room offers versatility as a study or snug, and the formal dining room, once again featuring a charming open fire, promises atmospheric evenings and family gatherings alike and a conservatory. The heart of the home lies in the delightful cottage-style kitchen, re-fitted with care to include integrated appliances, a majestic range cooker, and an eye-catching feature overmantle above. A central island anchors the space, making it both functional and stylish, while a separate utility room adds practical appeal. A convenient downstairs cloakroom and W.C. complete the ground floor accommodation. Upstairs, the sense of space continues with a grand first floor landing leading to three generously sized double bedrooms. The master suite impresses with bespoke modern wardrobes and drawers, an original fireplace, and a sleek en-suite shower room. A second double bedroom also benefits from its own en-suite while the third offers a tranquil haven for guests or family members. The family bathroom is a sanctuary in itself, featuring a separate shower cubicle and an elegant roll top bath—perfect for long soaks after a busy day. Throughout the home, intricate original plasterwork adds a touch of artistry and nostalgia, a reminder of the home's storied past. Outside, the thoughtfully designed front gardens offer wonderful kerb appeal, while the rear reveals a charming patio and town garden—ideal for alfresco dining or quiet reflection. A driveway to the front and access to a garage ( used as storage ) complete this beautiful home. For those searching for a unique and captivating family home, steeped in history yet perfectly suited to modern life, this exceptional Victorian property offers a rare opportunity to make a piece of the past your future. Interest in this property will be high call 01670 352900 or email [Blyth@rmsestateagents.co.uk](mailto:Blyth@rmsestateagents.co.uk) to arrange your viewing.

# £350,000

ROOK  
MATTHEWS  
SAYER

01670 352 900  
21-23 Waterloo Road, Blyth, NE24 1BW

[www.rookmatthewssayer.co.uk](http://www.rookmatthewssayer.co.uk)  
[blyth@rmsestateagents.co.uk](mailto:blyth@rmsestateagents.co.uk)





# Middleton Street Blyth

Double glazed entrance door to:

**RECEPTION LOUNGE** 18'59 (5.66m) x 14'47(4.10m) (Front)  
Impressive, light and airy reception room enjoying views to the front and rear gardens, tiled floor, radiators, wall lights, door to rear decked patio garden, original door with side panels and beautiful leaded lights opening to:

## HALLWAY

Stunning hallway with ornate feature plasterwork to the ceiling, feature archway with corbels, ceiling rose, central turned original staircase to the first floor with original newel post, tiled floor, radiators with radiator covers, two wall mounted central heating boilers, door to rear patio garden

## DOWNSTAIRS CLOAKS/ W.C

Hand washbasin with mixer taps, low level w.c with push button cistern, towel radiator, tiled floor and walls

## STUDY/ RECEPTION ROOM

13'07(3.98m) x 9'34 (2.84m)  
Large storage cupboard containing hot water boiler, original sash window, double radiator

## LOUNGE (Front)

19'69 (6.06m) x 18'06 (5.50m) into window  
Double glazed bay sash window and alcoves, a fabulous lounge with stunning ornate plasterwork to the ceiling, original fireplace with cast iron open fire, radiators, wood effect flooring

## DINING ROOM (Front)

18'20 (5.54m) x 14'64 (4.46m)  
Excellent size dining room, again, with a wealth of original features, double glazed sash window, gorgeous original fireplace with cast iron open fire, Victorian tiled inset and hearth, radiator, wood flooring

## DINING KITCHEN

15'48 (4.71m) x 14'53 (4.42m)  
Cream Cottage style re-fitted family dining kitchen with central island for sitting and enjoying informal meals, an ample range of base, wall and drawer units, co-ordinating worktops, gas range, with feature over mantle, one and a half bowl sink unit with mixer taps, integrated dishwasher, panelled ceiling with spots, modern brick effect tiling, double radiator, window, door to:

## UTILITY ROOM:

8'93 (2.73m) x 5'13 (1.56m),  
fitted worktop, plumbed for automatic washing machine, radiator, Velux window, laminate flooring, double glazed door to front garden area

## HALF LANDING AREAR

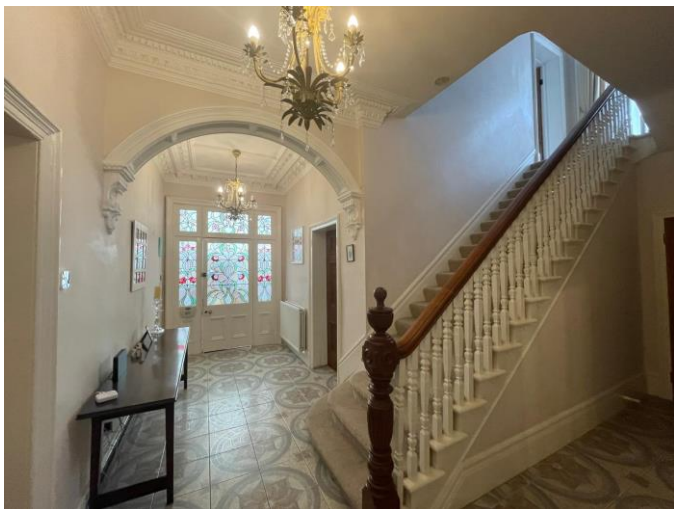
Double glazed walk in feature bay window, turned staircase to full landing area

## FIRST FLOOR LANDING AREA

Cornice to ceiling, ceiling rose, radiator.

## MASTER BEDROOM (Front)

15'97(4.86m) x 15'30 (4.66m) with measurements into  
Windows Feature double glazed sash windows, yet another stunning original fireplace with cast iron fire, contemporary fitted robes with ample hanging and storage space, radiator, door to:



#### ENSUITE SHOWER ROM

Shower cubicle, shower, pedestal washbasin with mixer taps, low level w.c. with push button cistern, fully tiled walls and floor, chrome towel radiator, loft access with pull down ladders. We have been advised that the loft is fully floored with four Velux windows, UPVC strip ceiling with spots, double glazed window

**BEDROOM TWO (Front) 15'22 (4.63m) x 13'90 (4.23m)**(maximum measurements)

Two double glazed windows, radiator, cornice to ceiling, door to:

#### EN SUITE SHOWER ROOM

Shower cubicle with electric shower, pedestal washbasin with mixer taps, low level w.c. with push button cistern, tiled floor, UPVC strip walls and ceiling, chrome towel radiator, double glazed window

**BEDROOM THREE (Rear) 15'52 (4.73m) x 14'63 (4.45m)**

Fabulous original Victorian fireplace with cast iron fire, Victorian tiling, double glazed window, radiator, cornice to ceiling, picture rail

**BATHROOM 12'89 (3.92m) x 9'25 (2.81m)**

Extremely spacious family bathroom, again in traditional Victorian style, roll top bath with mixer taps, separate shower cubicle with chrome shower, "his and hers" washbasins with contemporary mixer taps, low level w.c. with push button cistern, fully tiled walls and floor, UPVC strip ceiling with spots, two double glazed windows, double radiator, chrome towel radiator

#### EXTERNALLY

Thoughtfully designed front garden with a beautiful mix of features including, lawn, feature paving, mature shrubs and hedges, patio area, borders and outside lighting, access to utility. To the rear of the property there is feature paving, walled garden area with wrought iron fencing and gate, outside tap, door to garage. Front driveway providing parking for at least 2 cars

#### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas Heating

Broadband: Cable

Mobile Signal Coverage Blackspot: No

Parking: Driveway & Garage

#### 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.

#### 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: E**

**EPC RATING: E**

BL00011523.AJ.MW.110425.V.1

Under the terms of the Estate Agents Act 1979 (section 21) please note that the vendor of this property is an associate of an employee of Rook Matthews Sayer.







**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.

**16 Branches across the North-East**

