



## Beadnell Road

### Blyth

This gorgeous family home is situated on the highly sought-after Beadnell Road in the Newsham Farm Estate, Blyth. The property offers a warm and inviting entrance hallway leading to a spacious lounge that seamlessly flows into a dining area, creating a perfect space for family living and entertaining. The modern, high-spec kitchen is complemented by a separate utility room, adding both style and practicality. Upstairs, the first floor boasts three well-proportioned bedrooms, including a master bedroom with built-in wardrobes, and a beautifully appointed family bathroom. Outside, the property features an enclosed garden at the rear, providing a private outdoor space, while the front of the house offers a multicar driveway and an integral garage for added convenience. This home combines comfort, style, and functionality, making it an ideal choice for families. 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.

# £165,000

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

ROOK  
MATTHEWS  
SAYER

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



# Beadnell Road

## Blyth

### ENTRANCE

UPVC entrance door

### ENTRANCE HALLWAY

Stairs to first floor landing, laminate flooring, storage cupboard, radiator

### LOUNGE/ DINER 22'83 (6.95m) x 12'30 (3.74m)

Double glazed window to front, fire surround with electric fire, double radiator, double glazed doors to rear garden



### KITCHEN 11'04 (3.36M) x 9'50 (2.89m)

Double glazed window to rear, range of wall, floor and drawer units with roll top work surfaces, stainless steel sink unit with mixer tap, tiled splashbacks, space for cooker, plumbed for washing machine, storage cupboard, double radiator

### UTILITY ROOM 7'56 (2.30m) x 6'17 (1.88m)

Double glazed window and door to rear, door to garage, space for fridge/ freezer, single radiator

### FIRST FLOOR LANDING

Double glazed window to side, built in storage cupboard, loft access

### LOFT

Partially boarded.

### BEDROOM ONE 11'15 (3.39m) x 9'62 (2.93m) min.

measurements excluding recess

Double glazed window to front, fitted wardrobes, radiator

### BEDROOM TWO 9'89 (3.01m) x 9'61 (2.92m) min.

measurements excluding recess

Double glazed window to rear, radiator

### BEDROOM THREE 8'25 (2.51m) x 7'80 (2.37m)

Double glazed window to rear, radiator

### BATHROOM

Double glazed frosted window to rear. White suite comprising panelled bath with shower over, pedestal wash hand basin set in vanity unit, low level w.c, part tiling to walls, radiator

### FRONT GARDEN

Driveway with parking for multiple cars

### REAR GARDEN

Southerly facing, fenced boundaries, laid mainly to lawn, patio area, decking





**GARAGE**

Attached single garage

**PRIMARY SERVICES SUPPLY**

- Electricity: Mains
- Water: Mains
- Sewerage: Mains
- Heating: Gas Heating
- Broadband: Fibre
- 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: B**

**EPC RATING: D**  
BL00009858.AJ.MW.080225.V.1

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		





**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**

