



Beaumont Street | Blyth | NE24 1HN

£120,000

Ready to move straight into, this attractive three-bedroom semi-detached property on Beaumont Street in Blyth offers well-presented accommodation ideal for families or first-time buyers. The property briefly comprises an entrance hall leading into a bright and welcoming lounge featuring a bay window that fills the room with natural light. To the rear, there is a spacious dining kitchen providing ample space for both cooking and entertaining, along with a convenient utility room offering additional storage and laundry facilities. To the first floor, there are three well-proportioned bedrooms and a modern family bathroom finished to a good standard. Externally, the property benefits from gardens to both the front and rear, providing pleasant outdoor space for relaxation or family use. There is also an attached single garage offering secure parking or additional storage. Further benefits include gas central heating and double glazing throughout. This well-located home offers comfortable living in a popular residential area and is ready for its new owners to move straight in and enjoy. Interest in this property will be high call 01670 352900 or email Blyth@rmsestateagents.co.uk to arrange your viewing.

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Charming Three Bedroom House

Freehold, Council Tax Band A, Epc Rating E

Kitchen Diner and Utility Room

Mains Water, Sewage and Electricity

Modern Bathroom

Gas Heating , Fibre To Premises Broadband

Close To Shops and Transport Links

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION:

ENTRANCE HALLWAY: Double glazed entrance door, staircase to first floor, laminate flooring, and radiator.

LOUNGE: (front): 11'00" x 14.6" (3.35m x 4.42m)
Double glazed window to front, and radiator.

DINING KITCHEN: (rear): 17'6" x 11'4" (5.33m x 3.45m)
Fitted with a range of wall and base units, work surfaces, 1.5 bowl sink unit, built in electric oven and gas hob, extractor hood, space for fridge freezer, tiled splash back, built in cupboard, radiator, tiled floor, and double glazed window to rear x 2. Door to utility.

UTILITY: 8'2" x 8'11" (2.48m x 2.72m), sink and under sink cupboard.

FIRST FLOOR LANDING AREA: Double glazed window to side, access to loft.

FAMILY BATHROOM: White three piece suite comprising panelled bath with electric shower over wash hand basin set in vanity unit, low level w.c, part tiled walls, heated towel rail, double glazed frosted window to side

BEDROOM ONE: (front): 10'8" x 10'5" (3.25m x 3.18m)
Double glazed window to front, radiator.

BEDROOM TWO: (rear): 9'3" x 10'4" (2.82m x 3.15m)
Double glazed window to rear, radiator.

BEDROOM THREE: (rear): 6'11" x 6'10" (2.11m x 2.08m)
Double glazed window to rear.

EXTERNALLY:

FRONT GARDEN

Front garden is paved and has a lowered kerb to the driveway.

REAR GARDEN

Laid mainly to lawn, paved area, rockery, paved walkways and planted borders.

GARAGE

Attached garage with up and over door

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PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: Fibre to Premises

Mobile Signal Coverage Blackspot: No

Parking: Garage/Driveway

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.

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

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead

COUNCIL TAX BAND: A

EPC RATING: E

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

EPC RATING

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



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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