



## The Pastures Blyth

This four-bedroom detached property, located in the highly sought-after cul-de-sac of The Pastures in South Beach, Blyth, is now available on the market. The home offers spacious and well-appointed living spaces, beginning with an inviting entrance and hallway that lead to a convenient downstairs WC, a comfortable lounge through dining room. The property also features a modern kitchen complemented by a utility room. Upstairs, the first floor accommodates four generously sized bedrooms, including a master bedroom with its own En-suite, alongside a family bathroom. The property benefits from gas central heating and double glazing throughout, ensuring comfort and energy efficiency. Externally, the home boasts a driveway leading to a garage, providing off-street parking. The rear garden is beautifully maintained with mature landscaping, creating an ideal outdoor space for relaxation and entertaining. This property perfectly combines convenience, style, and a prime location. 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.

# £265,000

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ROOK  
MATTHEWS  
SAYER

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# The Pastures

## Blyth

### ENTRANCE

Wooden door

### ENTRANCE HALLWAY

Single radiator

### CLOAKS/WC

Low level WC, wash hand basin set in vanity unit, double glazed window, heated towel rail

### LOUNGE 15'71 (4.75) X 12'82 (3.86) maximum measurements into recess

Double glazed window to front, double radiator, fire surround with electric fire inset and hearth, coving to ceiling, stairs to first floor landing

### DINING ROOM 10'18 (3.07) X 9'04 (2.74)

Double glazed doors to rear garden, double radiator

### KITCHEN 10'03 (3.05) X 9'51 (2.87)

Double glazed window to rear, single radiator, range of wall and drawer units with co-ordinating roll edge work surfaces, built in electric fan assisted oven, double oven, electric hob, integrated fridge, dish washer and microwave, spot lights

### UTILITY ROOM 10'28 (3.10) X 5'60 (1.67)

Integrated freezer and cupboard, door to rear garden

### FIRST FLOOR LANDING

Double glazed window to side, built in cupboard, loft access with pull down ladders

### BEDROOM ONE 10'77 (3.22) X 9'31 (2.82) minimum measurements excluding wardrobes

Double glazed window to rear, single radiator, fitted wardrobes and drawers, spot lights

### EN-SUITE

Double glazed window to rear, low level WC, hand basin, shower cubicle, tiling to walls, heated towel rail, tiling to floor

### BEDROOM TWO 10'60 (3.20) X 8'84 (2.64)

Double glazed window to front, single radiator

### BEDROOM THREE 9'64 (2.90) X 8'37 (2.52)

Double glazed window to front, single radiator, fitted wardrobes and drawers

### BEDROOM FOUR 9'88 (2.95) X 7'48 (2.24)

Double glazed window to rear, single radiator, built in cupboard

### BATHROOM/WC

3 piece suite comprising: Shower over panelled bath, hand basin, low level WC, double glazed window to front, heated towel rail, tiling to walls, tiled flooring



**FRONT GARDEN**

Laid mainly to lawn, driveway

**REAR GARDEN**

Patio area, artificial turf, south west facing

**GARAGE**

Single, attached

**PRIMARY SERVICES SUPPLY**

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre to premises

Mobile Signal Coverage Blackspot: No

Parking: Garage and driveway

Solar Panels: Bought outright

**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: D**

**EPC RATING:** TBC

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**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.

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