



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 to arrange your viewing.

£265,000

ROOK
MATTHEWS
SAYER

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

www.rookmatthewssayer.co.uk
blyth@rmsestateagents.co.uk



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: B

BL00011299.AJ.DS.18/12/2024.V.1

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		





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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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