



Belgrave Crescent, Blyth  
Offers Over £125,000

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RICHARDSONS 



# Belgrave Crescent Blyth, NE24 3DU

- THREE BEDROOMS
- MODERN BATHROOM
- MODERN KITCHEN
- GREAT LOCATION
- MAISONETTE
- TWO LARGE RECEPTION ROOMS
- CLOSE TO BEACH
- PARK VIEWS

Offers Over £125,000



Stunning three bedroom Victorian maisonette with two spacious reception rooms. Within close proximity to the beach, the location and position of this beautiful home makes an opportunity not to be missed.

Well presented throughout with original features, comprising; Lounge to the front with window seat overlooking the beautiful Ridley Park and a feature fireplace enhancing the character of this room, separate dining room with a stunning feature fire and surround., modern breakfast kitchen with integrated appliances, fabulous contemporary bathroom with separate shower, one bedroom to the first floor and two large double bedrooms to the second floor, a separate walk-in wardrobe cupboard is located on the landing of the second floor. Externally there is a small terrace area and private rear yard, accessed via the kitchen.

Viewings commence from 23rd July- call now to save your space.



### Approximate measurements

Please note all measurements are approximate only and further measurements should be taken by the viewer if exact measurements are required.

<b>KITCHEN</b>	10'2 x 7'10 (3.05m'0.61m x 2.13m'3.05m)
<b>LOUNGE</b>	16'6" x 11'6" (5.03 x 3.53m)
<b>DINING ROOM</b>	14'0" x 13'1" (4.29 x 3.99)
<b>BEDROOM ONE</b>	13'1" x 11'5" (4 x 3.5)
<b>BEDROOM TWO</b>	13'1" x 11'5" (4 x 3.5)
<b>BEDROOM THREE</b>	9'9" x 7'10" (2.99 x 2.41)

### Viewing Guidelines

#### VIEWING GUIDELINES

We require the below measures to be taken by you and anyone else accompanying you before attending the property:

- Please ensure the soles of your shoes are clean before attending.
- Please ensure you wash your hands thoroughly before attending.
- Please ensure a maximum of 2 adults attend the viewing and that you are from the same household.

Please show up to your viewing wearing a face mask, please do not remove your mask during the appointment. If you are exempt, please let us know prior to the viewing so we can inform the vendors and ask if they are comfortable to continue with the viewing.

In addition, we will be practicing the below measures to ensure the safety of staff and viewers:

- Viewings will be conducted in 15 minute slots to minimise any possible contamination.
- No children attend viewings, should this not be possible for you, please contact the office to discuss further options.
- Social distancing will be implemented at all times between the two households.
- All doors will be open and lights switched on to ensure no unnecessary contamination with surfaces/handles.
- We will ensure our hands are washed or sanitised before and after every viewing.

We are conducting the above to help protect all our clients and staff, thank you for your understanding.

If at any time between booking and attending the viewing, you contract or come into contact with someone who has symptoms of the Coronavirus, you must alert us immediately and arrange for your viewing to be postponed to ensure the virus is not contracted by others.





A tall, light-colored wooden cabinet with multiple doors and drawers, located on the left side of the room.

A wooden fireplace with a decorative metal insert, set against a green wall. The mantel holds several framed pictures, a vase of dried flowers, and a small white container.

A large, patterned rug with a mix of red, beige, and blue tones, placed on the wooden floor in front of the fireplace.

A tall, light-colored wooden bookshelf filled with books, located in the background near a doorway.

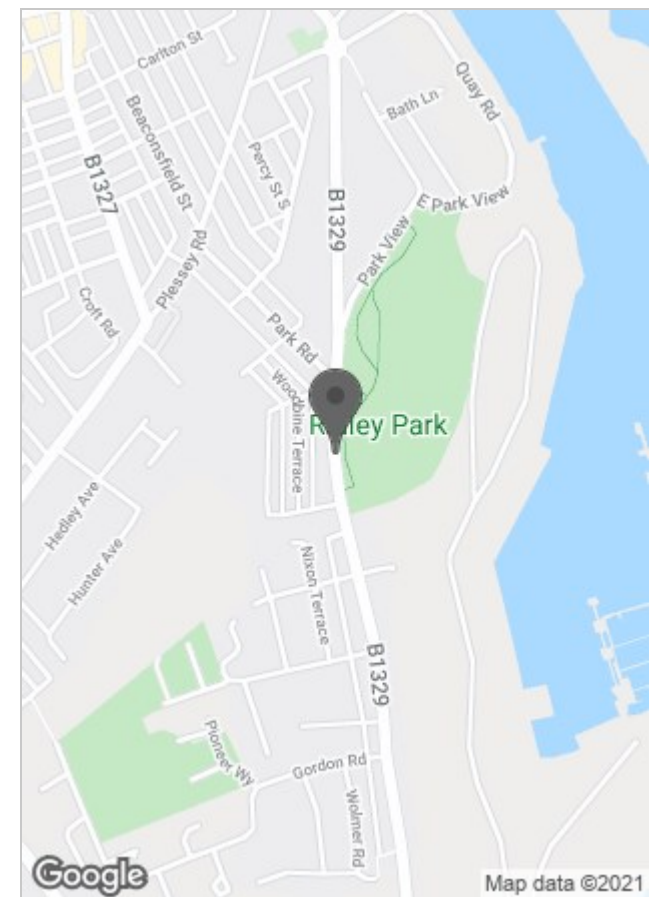
A wooden dining table with four chairs, set with woven placemats and a vase of pink flowers. The table is positioned in the foreground on the right side of the room.


A window with white horizontal blinds, located on the right wall, providing a view of the outdoors.

A single, round, white pendant light fixture hanging from the ceiling, providing illumination for the dining area.

Two small, round, decorative plates hanging on the green wall, and a small white shelf with books below them.

A portion of a light-colored upholstered chair is visible in the bottom left corner of the frame.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	49	70
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

## Viewing

For further information or to arrange a viewing please contact our North Shields office on 01912903770

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.