

# Amberley Way Blyth

- Mid Link
- Two Bedrooms
- No Upper Chain

- Sought After Estate
- Garage
- Off Street Parking

Asking Price £ 115,000



## Amberley Way Blyth

### PROPERTY DESCRIPTION ENTRANCE

Porch, double glazed door

**ENTRANCE HALLWAY** 

Single radiator

## LOUNGE/DINER 19'21 (5.84) X 11'92 (3.58) maximum measurements into recess and stairwell

Double glazed window to front, double radiator

#### KITCHEN 11'93 (3.58) X 8'18 (2.46)

Double glazed window to rear, double radiator, range of wall, floor and drawer units with co-ordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer tap, space for cooker, space for fridge/freezer, plumbed for washing machine, double glazed doors to rear garden

#### FIRST FLOOR LANDING

#### BEDROOM ONE 11'04 (3.35) X 11'93 (3.58)

Double glazed window to front, single radiator

#### BEDROOM TWO 11'96 (358) X 8'30 (2.52)

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

#### BATHROOM/WC

3 piece coloured suite comprising; panelled bath, hand basin, low level WC, single radiator

#### FRONT GARDEN

Low maintenance garden

#### **REAR GARDEN**

Low maintenance garden

#### GARAGE

To rear, single, off street parking

#### PRIMARY SERVICES SUPPLY

Electricity: Mains Water: Mains Sewerage: Mains Heating: Gas

Broadband: Fibre (Cabinet)

Mobile Signal Coverage Blackspot: No Parking: Garage & off street parking

#### MINING

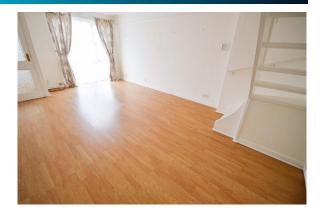
The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

#### 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: A 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

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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