



## Princess Louise Road Blyth

- Ground Floor Flat
- Two Bedrooms
- Rear Garden
- Double Garage
- No Upper Chain

**£ 82,500**



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

ROOK  
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SAYER

[www.rookmatthewssayer.co.uk](http://www.rookmatthewssayer.co.uk)  
[blyth@rmsestateagents.co.uk](mailto:blyth@rmsestateagents.co.uk)

# Princess Louise Road

Blyth

## PROPERTY DESCRIPTION

### ENTRANCE

Single glazed porch entrance door

### ENTRANCE HALLWAY

Single radiator, storage cupboard

### LOUNGE/DINER 14'52 (4.39) X 14'55 (4.39) maximum measurements into bay

Single glazed window to front, double radiator

### KITCHEN 11'90 (3.58) X 9'98 (2.97) maximum measurements into recess

Two single glazed window to side, 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, built in electric oven, gas hob, space for fridge/freezer, double glazed door to rear

### BEDROOM ONE 12'74 (3.84) X 10'06 (3.05) maximum measurements into recess

Single glazed window to front and side, double radiator

### BEDROOM TWO 10'54 (3.18) X 7'37 (2.21)

Double glazed window to rear, single radiator

### BATHROOM/WC

3 piece coloured suite comprising: Shower over panelled bath, low level WC, double glazed window to rear, single radiator, part tiling to walls

### REAR YARD

Off street parking

### DOUBLE GARAGE 17'22 (5.23) X 15'91 (4.80)

### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre (premises)

Mobile Signal Coverage Blackspot: No

Parking: Double garage, driveway and 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

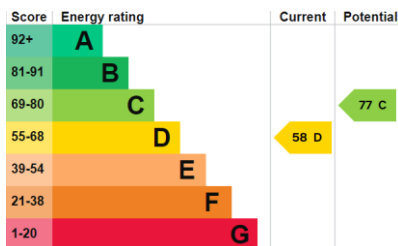
Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.

Length of Lease: 999 years from 5<sup>th</sup> November 2004

### COUNCIL TAX BAND: A

### EPC RATING: D

BL00011045.AJ.DS.30/04/2024.V.1



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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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