



## Princess Louise Road Blyth

- First Floor Flat
- Two Spacious Bedrooms
- Modern Kitchen
- Shower Room
- Leasehold

**£ 80,000**



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# Princess Louise Road

Blyth

## PROPERTY DESCRIPTION

### ENTRANCE

Double glazed entrance door

### ENTRANCE LOBBY

Two double glazed windows, staircase to fire floor

### FIRST FLOOR LANDING

Loft access

### LOUNGE 14'11 (4.55) x 14'6 (4.42) into window and alcoves

Double glazed bay window to front, fire surround with gas, coal effect fire, coving to ceiling, cupboard, radiator

### BREAKFASTING KITCHEN 12'9 (3.89) X 8'5 (2.57)

Range of wall, floor and drawer units with roll edged work surfaces, integrated electric oven, gas hob with extractor fan above, plumbed for washing machine, one and a half bowl sink unit with mixer tap, tiled splashback, coving to ceiling, double glazed window to rear, radiator

### BEDROOM ONE 12'9 (3.89) X 8'5 (2.57) plus recess

Storage cupboard, two double glazed windows to front, radiator

### BEDROOM TWO 10'6 (3.20) X 7'5 (2.26)

Double glazed window to rear, picture rail, radiator

### EXTERNALLY

Small front garden area

### SHOWER ROOM

3 piece suite comprising: Shower cubicle, pedestal wash basin, low level WC, double glazed window, heated towel rail

### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre (premises)

Mobile Signal Coverage Blackspot: No

Parking: On street

### 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 03/02/1988

### COUNCIL TAX BAND: A

### EPC RATING: C

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The Property  
Ombudsman