



Arcadia Terrace Blyth

A stunning, stylish refurbished End Terrace House on this highly sought after street close to Ridley Park and most local amenities, offering excellent value for money. The property briefly comprises: Entrance lobby, excellent sized lounge with storage cupboard, beautiful newly fitted kitchen, two double bedrooms to the first floor (There used to be Three), splendid re-fitted bathroom suite with bath and shower private rear yard. The property boasts gas central heating and double glazing. Interest in this property will be high call 01670 352900 or email Blyth@rmsestateagents.co.uk to arrange your viewing.

Asking Price **£130,000**

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Arcadia Terrace

Blyth

PROPERTY DESCRIPTION

ENTRANCE HALL

LOUNGE: 15'7 (4.75) x 13'3 (4.04)

Double glazing, radiator and built-in storage cupboard

KITCHEN: 14'9 (4.50) x 9'1 (2.77)

Double glazing, radiator, range of wall, floor and drawer units with work surfaces, sink unit with mixer tap, electric oven, space for fridge/freezer and plumbed for washing machine

FIRST FLOOR LANDING

Loft access

BEDROOM ONE: 17'09 (5.18) x 13'89 (4.17) maximum measurements into recess

Double glazing, radiator, built-in cupboard

BEDROOM TWO: 10'36 (3.12) x 9'24 (2.79)

Double glazing and radiator

BATHROOM

Double glazing Shower over panelled bath, wash hand basin set in vanity unit, low-level WC, heated towel rail, tiling to walls

REAR YARD

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: ADSL (modem)

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

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: D

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		





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 in relation to this property.

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.

16 Branches across the North-East

