



Hambledon Street Blyth

- First Floor Flat
- Two Bedrooms
- Fully Refurbished
- No Upper Chain

£49,950



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

ROOK
MATTHEWS
SAYER

www.rookmatthewssayer.co.uk
blyth@rmsestateagents.co.uk

Hambledon Street

Blyth

ENTRANCE

Double glazed door, stairs to first floor landing

LOUNGE 13'44 (4.06) X 12'39 (3.73) maximum measurements into recess

Double glazed window, double radiator

KITCHEN

11'2 (3.40) x 6'7 (2.02)

Range of wall, floor and drawer units with co-ordinating roll edge work surfaces, stainless steel sink unit with mixer tap, electric oven, gas hob, plumbed for washing machine, space for fridge/freezer

BEDROOM ONE 12'61 (3.81) X 10'12 (3.07)

Double glazed window to front, fitted mirrored sliding wardrobes

BEDROOM TWO 8'83 (2.64) X 8'36 (2.52)

Double glazed window to front, double radiator

BATHROOM/WC

Double glazed window to rear, low level WC, hand basin, shower over bath

REAR YARD

Walled surrounds

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre (premises)

Mobile Signal Coverage Blackspot: No

Parking: On 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.

RISKS

Flooding in last 5 years: No

Risk of Flooding: Zone 3

TENURE

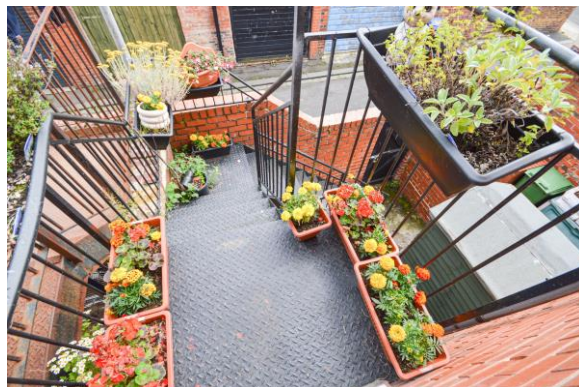
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

Freehold property could be changed to Leasehold before completion this is to be confirmed.

COUNCIL TAX BAND: A

EPC RATING: TBC

BL00011129.AJ.DS.18/07/2024.V.1



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

