



Hodgsons Road Blyth

- Attention Investors!
- End Terraced House
- Two Bedrooms
- Close To Town Centre
- Close To Amenities
- Freehold

Auction Guide Price **£ 40,000**

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

ROOK
MATTHEWS
SAYER

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

Hodgsons Road, Blyth

The property benefits from gas central heating and some double glazing. The accommodation briefly comprises of lobby, hall, living room, dining room open to kitchen. To the first floor two bedrooms and bathroom/WC. Externally there is a yard to the rear.

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ENTRANCE LOBBY

UVPC entrance door

ENTRANCE HALL

Radiator, stairs to first floor landing

LIVING ROOM 12' 6" (3.81m) X 10' 5" (3.18m)

Double glazed window to front, radiator

DINING ROOM 13' 11" (4.24m) X 12' 0" (3.66m)

Double glazed window to rear, fire surround with gas fire, radiator, built in understairs cupboard, open plan to kitchen

KITCHEN 7' 6" (2.29m) X 7' 10" (2.39m)

Range of wall and base units with work top surfaces sink unit with drainer, plumbed for washer, cooker point, window, access door to rear

FIRST FLOOR LANDING

BEDROOM ONE 11' 11" (3.63m) X 13' 10" (4.22m)

Double glazed window to front, radiator, built in cupboard

BATHROOM

Suite comprising wash hand basin, low level WC, bath with shower over, window, radiator

BEDROOM TWO 12' 4" (3.76m) x 7' 5" (2.26m)

Window to rear, radiator, built in cupboard

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: ADSL (modem)

Mobile Signal Coverage Blackspot: No

Parking: One allocated parking space

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

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

COUNCIL TAX BAND: A

EPC RATING: TBC

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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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