



Coomassie Road Blyth

- Mid Terraced House
- Two Bedrooms
- No Upper Chain
- Close to Shops And Transport Links
- In Need Of Modernisation

Guide Price £65,000



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ROOK
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Coomassie Road

Blyth

For Sale by Auction: 12th December 2024, Option 1, Terms and Conditions apply.

Charming two bedroom terraced House with Excellent Potential This 2-bedroom terraced house offers a fantastic opportunity for buyers looking to create their ideal home. In need of modernisation, this property is a blank canvas, allowing you to add your personal touch throughout. Interest in this property will be high call 01670 352900 or email Blyth@rmsestateagents.co.uk to arrange your viewing. Inside, the home features a welcoming lounge area and a spacious kitchen, both ripe for renovation to suit contemporary tastes. Upstairs, you'll find two generously sized double bedrooms and a well-proportioned bathroom. Outside, a private rear yard offers outdoor space that could be transformed into a cozy retreat. Situated close to the town centre, this property benefits from excellent access to local shops, amenities, and transport links, making it ideal for those seeking convenience. With no upper chain, the buying process is simplified, allowing for a smooth transition into your new project. Whether you're a first-time buyer or investor, this property's potential is truly worth exploring! Interest in this property will be high call 01670 352900 or email Blyth@rmsestateagents.co.uk to arrange your viewing.

Each auction property is offered at a guide price and is also subject to a reserve price. The guide price is the level where the bidding will commence. The reserve price is the seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price, which may be up to 10% higher than the guide price, is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction. The successful buyer pays a £2000+VAT (total £2400) Auction Administration Fee.

Joint Agents: The Agents Property Auction Ltd. Tel 01661 831360

ENTRANCE

UVPC entrance door

ENTRANCE HALLWAY

Stairs to first floor landing

LOUNGE 12'58 (3.78) X 11'74 (3.54) maximum measurements into recess

Double glazed window to front, double radiator

KITCHEN 14'64 (4.42) X 11'07 (3.35)

Double glazed window to rear, single radiator, range of wall, floor and drawer units with co-ordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer tap, tiled splash back, electric oven, electric hob, space for fridge/freezer, storage cupboard, double glazed door to rear yard

FIRST FLOOR LANDING

Loft access

BEDROOM ONE 14'80 (4.47) X 11'84 (3.56) minimum measurements excluding recess

Double glazed window to front, single radiator, built in cupboard

BEDROOM TWO 11'73 (5.53) X 9'67 (2.90)

Double glazed window to rear, single radiator, built in cupboard

BATHROOM/WC

Shower over panelled bath, pedestal wash hand basin, low level WC double glazed window to rear, single radiator

REAR YARD

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas Heating

Mobile Signal Coverage Blackspot: No

Parking: Off Street Parking

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. 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		
65-80	C		78 C
45-64	D	63 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

