



Disraeli Street Blyth

- Mid Terraced House
- Two Bedrooms
- Spacious Living Space
- No Upper Chain
- Central Location

Guide Price £ 37,500



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ROOK
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Disraeli Street

Blyth

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

A spacious two bedroom terraced house available with the benefit of no upper chain, located within minutes from Blyth town centre and local amenities!. Upon entering the property there is an entrance hall, lounge, kitchen with downstairs bathroom. To the first floor are two good sized bedrooms. Externally there is a shared yard to the rear with on street parking at the front. Please contact our branch to arrange a viewing 01670352900.

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 HALL

Double glazed entrance door, stairs to first floor

LOUNGE 13'1 x 12'5 (4.00m x 3.80m)

Double glazed window to the front, marble effect fireplace, living flame effect gas fire, dado rail, coving to ceiling, radiator

INNER HALL

Built in cupboard, radiator

WET ROOM – Ground floor

White two piece suite comprising shower, wash hand basin set in vanity unit, low level WC, tiled walls, cupboard housing combi boiler, double glazed frosted window to rear

KITCHEN 10'2 x 5'10 (3.10m x 1.80m)

Fitted with a range of wall and base units, work surfaces, single drainer sink unit, built in electric oven and gas hob, extractor hood, space for washing machine, part tiled walls, tiled floor, double glazed window to the rear, double glazed door to rear

BEDROOM ONE 13'5 x 11'5 (4.10m x 3.10m)

Double glazed window to front, dado rail, radiator

BEDROOM TWO 10'5 x 7'10 (3.20m x 2.40m)

Double glazed window to the front, radiator

REAR YARD

Shared yard

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre to cabinet

Mobile Signal Coverage Blackspot: No

Parking: On 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

COUNCIL TAX BAND: A

EPC RATING: D

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	59 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.

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