



Hambledon Street Blyth

- Mid Terrace House
- Three Bedrooms
- No Upper Chain



Auction Guide Price **£ 65,000**

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ROOK
MATTHEWS
SAYER

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ENTRANCE

UPVC double glazed entrance door

LOUNGE 12'70 (3.84) X 16'94 (5.11)

Double glazed window to front, radiator

KITCHEN/DINER 15'35 (4.65) X 11'04 (3.35)

Range of wall, floor and drawer units with roll top edge work surfaces, stainless steel sink unit with drainer and mixer tap, plumbed for washing machine, double glazed window to rear, double glazed door to rear

FIRST FLOOR LANDING

Loft access

BEDROOM ONE 12'86 (3.86) X 9'59 (2.87)

Double glazed window to front, radiator

BEDROOM TWO 13'88 (4.17) X 6'14 (1.85)

Double glazed window to rear, radiator

BEDROOM THREE 11' (3.35) X 9'88 (2.95)

Double glazed window to front, radiator

BATHROOM/WC

3 piece suite comprising: Panelled bath, low level WC, pedestal wash hand basin, panelling to walls, heated towel rail, double glazed frosted window to rear

REAR YARD

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: None

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.

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.

16 Branches across the North-East

