



## Hodgsons Road Blyth

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

Auction Guide Price **£ 35,000**

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ROOK  
MATTHEWS  
SAYER

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# 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.

## 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

## 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: D

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