



Druridge Drive Blyth

- Ground Floor Flat
- Two Bedrooms
- Garden To Rear
- Close To Town Centre
- No Upper Chain

Auction Guide Price £ 50,000



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ROOK
MATTHEWS
SAYER

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Druridge Drive

Blyth

ENTRANCE PORCH

Double glazed entrance door

LOUNGE 14'09" (4.27) x 10'09" (3.05)

Double glazed window to front, television point, double radiator, door to kitchen, archway to inner hall, doors to bedrooms and bathroom

KITCHEN 8'08" (2.44) x 3'09 (1.14)

Fitted with a range of wood effect wall and base units, laminate work surfaces, stainless steel single drainer sink unit, laminate floor, space for fridge/freezer and automatic washing machine, built in electric oven and gas hob, double glazed window, to rear, door to rear garden

BEDROOM ONE 11'10" (3.38) x 8'08" (2.44)

Double glazed window to front, built in cupboard, radiator

BEDROOM TWO 9'07" (2.74) x 8'08" (2.44)

Double glazed window to rear, two built in cupboards – one housing combi boiler, radiator

BATHROOM/WC

Three pieces suite comprising panelled bath with electric shower over, pedestal wash hand basin, low level WC Part tiled walls, tiled floor, double glazed frosted window to rear

REAR GARDEN

Laid mainly to lawn, paved walkways, fenced boundaries, garden shed

GARAGE

Single garage on a separate block with roller door

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Mobile Signal Coverage Blackspot: No

Parking: Garage

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

Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.

Length of Lease: 99 years from 1st March 1969

Ground Rent: £15 per annum.

COUNCIL TAX BAND: A

EPC RATING: D

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	65 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

