



## Eighth Avenue Blyth

- Semi Detached House
- Two Bedrooms
- No Upper Chain



Auction Guide Price **£ 65,000**

01670 352 900  
21-23 Waterloo Road, Blyth, NE24 1BW

ROOK  
MATTHEWS  
SAYER

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# Eighth Avenue Blyth

## ENTRANCE

Double glazed entrance door

## LOUNGE 12'25 (3.71) X 11'24 (3.40)

Double glazed window to front, radiator

## KITCHEN/DINER 13'02 (3.96) X 8'96 (2.67)

Range of wall, floor and drawer units with roll edge work surfaces, stainless steel sink unit with drainer and mixer tap, radiator, double glazed window to rear

## CLOAKS/DOWNSTAIRS WC

Radiator, double glazed window to rear

## BEDROOM ONE 12'9 (3.89) X 11'35 (3.43)

Double glazed window to front, radiator, walk in storage cupboard

## BEDROOM TWO 10'22 (3.10) X 9'61 (2.90)

Double glazed window to rear, radiator

## BATHROOM

2 piece suite comprising: Shower over panelled bath, pedestal wash hand basin, radiator, double glazed window to rear

## FRONT GARDEN

Driveway, laid mainly to lawn

## REAR GARDEN

Laid mainly to lawn

## PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Cable

Mobile Signal Coverage Blackspot: No

Parking: Driveway

## 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: C

BL00011336.AJ.DS.25/118/2024.V.1

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	69 C	
55-68	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.

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16 Branches across the North-East

