

# Holystone Close Blyth

- Ground Floor Flat
- Two Bedrooms
- Garden

- Garage
- Close to All Amenities
- No Upper Chain

Auction Guide price £ 50,000



# Holystone Close Blyth

# **ENTRANCE PORCH**

Double glazed entrance door

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

Double glazed window to front, telephone and television points, coving to ceiling, laminate floor, double radiator, door to kitchen and rear lobby, rear lobby with doors off to bedrooms and bathroom

# KITCHEN 8'08" (2.44) x 6'09" (1.83)

Fitted with a range of wall and base units, sink unit, electric cooker point, part tiled walls, radiator, space for automatic washing machine and fridge/freezer, double glazed door and window to rear

#### BEDROOM ONE 10'03" (3.05) x 11'11" (3.38)

Double glazed window to front, radiator

# BEDROOM TWO 8'08" (2.44) x 9'09" (2.74)

Double glazed window to rear, built in wardrobe, radiator

#### BATHROOM/WC

White three piece suite comprising pedestal wash hand basin, step in shower cubicle, low level WC, tiled walls, tiled floor, heated towel rail, double glazed frosted window to rear

# FRONT GARDEN

Laid mainly to lawn

# **REAR GARDEN**

Lawned area, paved walkways, outside tap, fenced boundaries, double gates for off street parking

#### GARAGE

Garage on separate block with up and over door

#### PRIMARY SERVICES SUPPLY

Electricity: Mains Water: Mains Sewerage: Mains Heating: Gas 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.

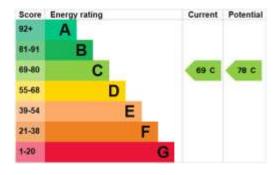
Length of Lease: 99 years from 1st March 1969

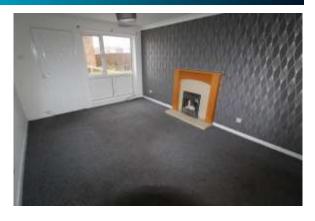
Ground Rent: £15 per annum.

# COUNCIL TAX BAND: A

EPC RATING: C

BL00011349.APA.DS.28/11/2024.V.1











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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

