



Holystone Close Blyth

- Ground Floor Flat
- Two Bedrooms
- Garden
- Garage
- Close to All Amenities
- No Upper Chain

Auction Guide price **£ 50,000**

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ROOK
MATTHEWS
SAYER

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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

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	78 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.

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

