



Princess Louise Road Blyth

- Ground Floor Flat
- Two Reception Rooms
- Newly Fitted Kitchen
- Double Bedroom
- Modern Bathroom & Shower

£ 85,000



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SAYER

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Princess Louise Road

Blyth

ENTRANCE

UPVC double glazed entrance door

ENTRANCE HALLWAY

Tiled floor, radiator, cornice to ceiling, under-stair cupboard

LOUNGE/BEDROOM 13'03 (3.96) x 13'03 (3.96) into alcoves and bay window

Feature UPVC double glazed window, beautifully presented, wall lights, coving to ceiling, radiator

DINING ROOM 13'04 (3.96) x 11'07 (3.35)

Double glazed window, radiator, storage cupboard, coving to ceiling

KITCHEN 8'10 (2.46) x 7'02 (2.13)

Splendid modern fitted kitchen incorporating a range of base, wall and drawer units, high gloss roll edge worktops, one and a half bowl sink unit with hot and cold mixer taps, integrated electric oven, gas hob, stainless steel extractor fan, spots under plinths, co-ordinating splash backs, integrated fridge, tiled floor, double glazed window



REAR LOBBY

Radiator, coving to ceiling, UPVC double glazed door to rear patio garden

BATHROOM/WC

Modern suite comprising of bath, chrome shower with large contemporary daisy head, pedestal wash hand basin, low level WC, double radiator, extractor fan, half tiled walls, double glazed window



BEDROOM ONE 13'05 (3.96) x 8'7 (2.62)

Double radiator, double glazed window, storage cupboard

REAR EXTERNAL

Private and enclosed rear patio garden. Beautifully presented, "Mediterranean style", low maintenance with patio and fencing

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre to cabinet

Mobile Signal Coverage Blackspot: No

Parking: On street

Shared land



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.

RISKS

Flooding in last 5 years: No

Risk of Flooding: Low

Any flood defences at the property: Yes

ACCESSIBILITY

This property is suitable for wheelchairs

- Wide doors
- Level access

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: 999 years from 12th March 1985 – One Peppercorn

COUNCIL TAX BAND: A

EPC RATING: TBC

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