



## Princess Louise Road Blyth

Great Investment/buy to let. This three bedroom maisonette ideally situated for the town centre with all local amenities and transport links. The generous accommodation set over two floors on Princess Louise Road in Blyth briefly comprises: Communal entrance with staircase to first floor, entrance hall, generous lounge and breakfasting kitchen. To the top floor, three bedrooms and bathroom. Externally there is a communal yard to the rear. To arrange your viewing call the Blyth branch on 01670 352900 or email: [blyth@rmsestateagents.co.uk](mailto:blyth@rmsestateagents.co.uk)

- First Floor Maisonette
- Three Bedrooms
- Close To Town Centre
- Bullet
- No Upper Chain

**Auction Guide Price £ 40,000**

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

ROOK  
MATTHEWS  
SAYER

[www.rookmatthewssayer.co.uk](http://www.rookmatthewssayer.co.uk)  
[blyth@rmsestateagents.co.uk](mailto:blyth@rmsestateagents.co.uk)

# Princess Louise Road

Blyth

## Entrance

Communal Entrance - Double glazed entrance door in to communal lobby, staircase to first floor

## Lounge 11'10 (3.61m) x 18'8 (5.69m)

Double glazed window to front and rear, alcoves, dado rail, 2x radiators and television point

## Kitchen 13'(3.96m) x 11'2 (3.40m)

Fitted with a range of wall and base units, single drainer sink and part tiled walls, space for fridge freezer, washing machine, gas cooker point, wall mounted central heating boiler in cupboard, two radiators, double glazed window to rear

## First Floor Landing

Two double glazed windows to the front, cupboard housing hot water tank

## Bedroom One

Double glazed window to front and rear, built in cupboard, radiator

## Bedroom Two 13'3 (4.04m) x 9'23 (2.79m)

Double glazed window to the rear, built in cupboard, radiator

## Bedroom Three 12'2 (3.71m) x 7'2 (2.18m)

Double glazed window to front, radiator

## Bathroom

White suite comprising; panelled bath, Low level WC, wash hand basin, radiator, double glazed frosted window to rear

## PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Parking: On Street Parking

## 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: 125 years from 17<sup>th</sup> May 2004

## COUNCIL TAX BAND: A

EPC RATING: B

BL00011346.APA.DS.28/11/2024.V.1



Score	Energy rating	Current	Potential
92+	A		
81-91	B	88 B	88 B
69-80	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

