

# 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

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

## Auction Guide Price £ 40,000



# **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 17th May 2004

### COUNCIL TAX BAND: A

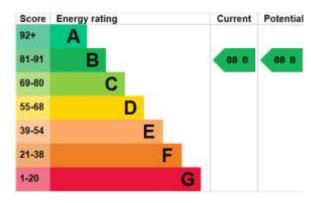
EPC RATING: B

BL00011346.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

