



William Street Blyth

- Ground Floor Flat
- Two Bedrooms
- No Upper Chain
- Close To All Amenities And Transport Links
- In Need Of Refurbishment

Auction Guide price **£ 35,000**

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ROOK
MATTHEWS
SAYER

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William Street Blyth

Ideal investment - in need of refurbishment throughout the accommodation briefly comprises: Entrance, lounge, kitchen, two bedrooms and bathroom/WC. Externally there is a yard to the rear.

Entrance

Double glazed door

Lounge

Double glazed window, radiator

Kitchen

Range of wall, floor and drawer units with roll edge work surfaces, stainless steel sink unit with drainer and taps, double glazed window and door to rear

Bathroom/WC

Double glazed window, radiator

Bedroom One

Double glazed window, radiator

Bedroom Two

Double glazed window, radiator

Rear yard

Gate

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: 99 years from 25th September 1985

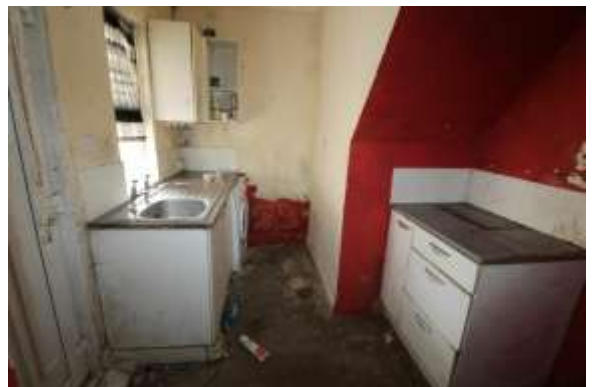
Ground Rent: One Peppercorn

COUNCIL TAX BAND: A

EPC RATING: C

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 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

