

TO LET

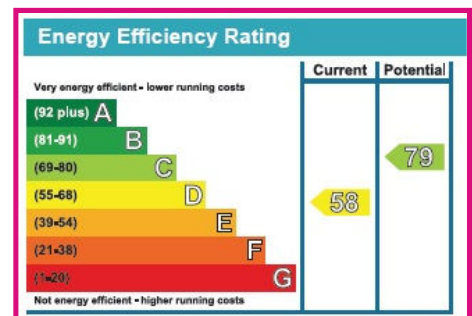
You could live here!



Sidney Street, Blyth

£425 pcm + Admin Fees + Damage Deposit

- Spacious Mid Terrace
- Town Centre Location
- Two Double Bedrooms
- Good Sized Rear Garden / Refitted Kitchen
- **DSS & PETS CONSIDERED**
- When you apply for a tenancy there will be an admin fee to pay – ask staff for further details



**ROOK
MATTHEWS
SAYER**

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Sidney Street, Blyth NE24 2RD

DSS/PETS CONSIDERED ** SPACIOUS MID TERRACE - TWO DOUBLE BEDROOMS - TOWN CENTRE LOCATION - EPC:D** A spacious two bedroom house is offered for rent on Sidney Street, Blyth which is located centrally to Blyth Town Centre. Briefly comprising: Entrance, lounge, dining kitchen, two good sized bedrooms and family bathroom. Also benefitting from gas central heating, UPVC double glazing and enclosed rear yard. Available now. For further information please contact our Blyth branch on 01670 352900 or via blyth@rookmatthewssayer.co.uk.

An administration fee of £150 (being £125 plus VAT) will be payable on completion of an application form. This fee includes the cost of reference checks, checking your credit status, preparing the tenancy agreement and protection and registration of the security bond. Please note that if the application does not go ahead this money will not be reimbursed.

On the commencement of the tenancy we will require the first months rent (£425) plus a security bond of £425 – being **£850** in total. Please note that if pets are to be housed (subject to Landlords consent prior to application) the Landlord may require an increased bond to cover extra wear and tear. The security bond will be returnable at the end of the tenancy, without interest, providing all conditions of the tenancy are fulfilled.

VESTIBULE

Part glazed door to hall.

ENTRANCE HALL

Staircase to first floor, radiator.

LOUNGE 12' 0" (3.66m) X 12' 08" (3.86m)

Double glazed window to front, alcoves, television and telephone point, double radiator, coving to ceiling, ceiling rose, picture rail.

DINING ROOM 15' 4" (4.67m) X 12' 09" (3.89m)

Double glazed window to rear, storage cupboard, double radiator.

KITCHEN 6' 06" (1.98m) X 8' 09" (2.67m)

Double glazed door and window to rear, single radiator, wall and base units, combi boiler enclosed in unit, electric oven and hob, part tiled walls, space for automatic washing machine and fridge/freezer.

BEDROOM ONE 12' 07" (3.84m) X 15' 07" (4.75m)

Double glazed window to rear, single radiator.

BEDROOM TWO 8' 11" (2.72m) X 12' 10" (3.91m)

Double glazed window to front, single radiator, coving to ceiling, telephone and television points.

BATHROOM/W.C.

Double glazed window to rear, low level w.c., pedestal wash hand basin, panelled bath with electric shower over, part upvc clad walls, upvc clad ceiling, storage cupboard.

REAR YARD

Enclosed rear yard.



Rook Matthews Sayer, 6 Regent Street, Blyth, Northumberland NE24 1LP

Tel: 01670 352900 Fax: 01670 352339

Email: blyth@rookmatthewssayer.co.uk

Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Rook Matthews Sayer 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 any part of a contract. No persons in the employment of Rook Matthews Sayer has any authority to make or give any representation or warranty whatever in relation to this property.

17 Offices across the North-East

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