



Kingsway Blyth

- Ground Floor Flat
- Two Bedrooms
- Garage And Driveway
- Sought After Location
- No Upper Chain

£ 90,000



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ROOK
MATTHEWS
SAYER

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Kingsway

Blyth

ENTRANCE HALL

Double glazed entrance door, under stairs cupboard, radiator

LOUNGE 15' 01" (4.6m) X 11' 01" (3.38m)

Double glazed bay window to front, electric fire with wood effect surround, wood hearth, alcoves, telephone and television points, radiator

BREAKFAST KITCHEN 10' 03" (3.12m) X 10' 0" (3.05m)

Fitted with a range of wall and base units, work surfaces, electric cooker point, space for automatic washing machine, part tiled walls, space for fridge/freezer, wall mounted combination boiler, Double glazed window to rear, double glazed door to rear

BEDROOM ONE 12' 10" (3.91m) X 8' 06" (2.59m)

Double glazed window to front, television point, radiator

BEDROOM TWO 14' 02" (4.32m) X 7' 07" (2.31m)

Double glazed window to rear, radiator

BATHROOM/W.C.

White three piece suite comprising panelled bath with electric shower over, pedestal wash hand basin, low level WC, heated towel rail, UPVC clad walls and ceiling with spotlights, double glazed frosted window to rear

FRONT GARDEN

Planted borders, walled boundaries

REAR GARDEN

Lawned area, planted borders, fenced boundaries, gated access to side, raised decked area, door to garage

GARAGE

Detached garage to rear of property with up and over door, double glazed door to rear

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Garage and driveway

Mobile Signal Coverage Blackspot: No

Parking: Garage and driveway

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: 999 years from 22nd May 1998

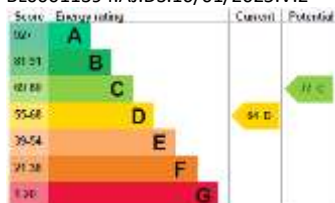
Ground Rent: Peppercorn

Under the terms of the Estate Agents Act 1979 (section 21) please note that the vendor of this property is an employee of Rook Matthews Sayer.

COUNCIL TAX BAND: A

EPC RATING: D

BL00011394.AJ.DS.16/01/2025.V.2



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

