



Newsham Road Blyth

- Ground Floor Flat
- Two Bedrooms
- No Upper Chain



£ 70,000

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

ROOK
MATTHEWS
SAYER

www.rookmatthewssayer.co.uk
blyth@rmsestateagents.co.uk

Newsham Road Blyth

ENTRANCE HALLWAY

LOUNGE 17'62 (5.33) X 10'98 (3.28) maximum measurements into bay and recess
Double glazed bay window, single radiator

KITCHEN 12'27 (3.71) X 7'39 (2.21)

Double glazed window to rear, radiator, range of wall, floor and drawer units with co-ordinating work surfaces, stainless steel sink unit and drainer with mixer tap, built in oven, gas hob, integrated fridge/freezer and dish washer, double glazed door to rear

BEDROOM ONE 11'29 (3.40) X 8'34 (2.52) maximum measurements including wardrobes

Double glazed window to rear, double radiator, fitted wardrobes and drawers

BEDROOM TWO 7'64 (2.29) X 7'28 (2.18)

Double glazed window to front, double radiator,

SHOWER ROOM

3 piece suite comprising: Shower cubicle, low level WC, wash hand basin set in vanity unit, single radiator

FRONT GARDEN

Shared garden, laid mainly to lawn

REAR GARDEN

Shared garden, mainly laid to lawn, parking area

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: ADSL copper wire

Mobile Signal Coverage Blackspot: No

Parking: Garage and 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: 999 years from 2nd December 1988

Ground Rent: Peppercorn

COUNCIL TAX BAND: A

EPC RATING: C

BL00010866.AJ.DS.16/01/2025.V.3

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	75 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

