



## Nixon Terrace Blyth

- Ground Floor Flat
- Two Bedrooms
- Utility Room
- Leasehold
- Close to Beach & Park

**£ 95,000**



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# Nixon Terrace

Blyth

## PROPERTY DESCRIPTION

### ENTRANCE

UPVC entrance door

### ENTRANCE HALLWAY

Single radiator

### LOUNGE 14'09 (4.27) X 11'04 (3.35) maximum measurements into recess

Double glazed window to front, single radiator

### DINING ROOM 13'44 (4.06) X 11'53 (3.48) maximum measurements into recess

Single radiators

### KITCHEN 10'21 (3.10) X 9'28 (2.79)

Double glazed window to rear, range of wall, floor and drawer units with co-ordinating roll edge work surfaces, co-ordinating sink unit and drainer with mixer tap, tiled splash backs, electric fan assisted oven, electric hob, spotlights

### UTILITY ROOM 8'57 (2.57) X 8'08 (2.44)

Fitted base units/work tops, plumbed for washing machine

### BEDROOM ONE 10'08 (3.05) X 8'79 (2.62)

Double glazed window to front, double radiator

### BEDROOM TWO 12'17 (3.68) X 6'59 (1.96) maximum measurements into recess

Double glazed window to rear, single radiator

### SHOWER/WC

3 piece suite comprising: Shower cubicle, hand basin, low level WC, heated towel rail

### REAR YARD

Off street parking

### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre (premises)

Mobile Signal Coverage Blackspot: No

Parking: Parking in rear yard

### MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and 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 21<sup>st</sup> December 1983

### COUNCIL TAX BAND: A

### EPC RATING: D

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