



## Claremont Terrace Blyth

- Mid Terrace House
- Three Bedrooms
- No Upper Chain
- In Need Of Modernisation

**Auction Guide Price £ 55,000**



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ROOK  
MATTHEWS  
SAYER

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# Claremont Terrace

Blyth

## ENTRANCE

Wooden door

## ENRANCE HALLWAY

Single radiator, storage cupboard

## LOUNGE 16'70 (5.05) X 12'95 (3.89) maximum measurements into recess and bay

Single glazed window to front, single radiator, coving to ceiling

## DINING ROOM 13'31 (4.04) X 12'97 (3.89) maximum measurements into recess

Single glazed window to rear, double radiator, picture rail, coving to ceiling

## KITCHEN 15'91 (4.80) X 9'84 (2.95) maximum measurements into recess

Single glazed window to rear, single radiator, range of wall, floor and drawer units, stainless steel sink unit and drainer with mixer tap, electric oven, gas hob, space for fridge/freezer, wooden door to rear garden

## FIRST FLOOR LANDING

Single glazed window to side, loft access

## BEDROOM ONE 13'47 (4.06) x 11'65 (3.51)

Single glazed window to front, single radiator

## BEDROOM TWO 13'40 (4.06) X 11'86 (3.56) minimum measurements excluding recess

Double glazed window to rear, single radiator

## BEDROOM THREE 10'09 (3.05) X 7'17 (2.16)

Single glazed window to front, single radiator

## SHOWER ROOM/WC

Single glazed window to side, electric shower, wash hand basin, low level WC, single radiator

## UTILITY SPACE

Single glazed window to rear, stainless steel sink unit with double drainer and mixer tap

## FRONT GARDEN

Low maintenance garden

## REAR YARD

## PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre to premises

Mobile Signal Coverage Blackspot: No

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

## ACCESSIBILITY

This property has a wet room

## TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

## COUNCIL TAX BAND: A

EPC RATING: TBC

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16 Branches across the North-East

