



## Maidstone Road Blyth

- Mid Terraced House
- Two Bedrooms
- Sought After Estate
- Driveway

**£ 112,500 – 75% Share**



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ROOK  
MATTHEWS  
SAYER

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# Maidstone Road

Blyth

## ENTRANCE HALLWAY

Single radiator

## CLOAKS/WC

Low level WC, double glazed window, single radiator

## LOUNGE 13'43 (4.06) X 12'43 (3.76) maximum measurements into recess

Double glazed window to rear, double radiator, built in storage cupboard, double doors to rear garden

## KITCHEN 11'20 (3.40) X 5'36 (1.60)

Double glazed window to front, single radiator, range of wall, floor and drawer units with co-ordinating roll edge work surfaces, oven, gas hob, space for fridge/freezer, plumbed for washing machine

## BEDROOM ONE 12'47 (3.76) X 9'28 (2.79)

Double glazed window to front, single radiator

## BEDROOM TWO 12'51 (3.78) X 8'87 (2.62) maximum measurements into recess

Double glazed window to front, single radiator, built in cupboard

## BATHROOM/WC

3 piece coloured suite comprising: Panelled bath, wash hand basin, low level WC, single radiator

## REAR GARDEN

Laid mainly to lawn, patio area, access to the front of house

## PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Cable

Mobile Signal Coverage Blackspot: No

Parking: 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

Shared Ownership. It is understood that this property is Shared Ownership. 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: 990 years from 2022

Share For Sale: 75%

Rent Payable on Remaining Share: £128.43per month

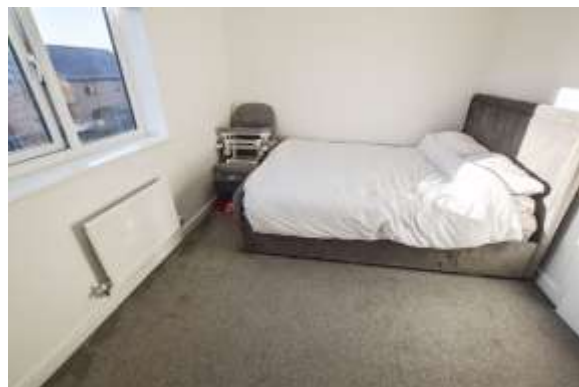
Service Charge: £38.29 per month

Ground rent: £90.14 annually

## COUNCIL TAX BAND: A

## EPC RATING: B

BL00011375.AJ.DS.06/01/2025.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

