

# Fontburn House, Haggerston Road Blyth

- Ground Floor Flat
- One Bedroom
- Secure Entrance
- Allocated Parking
- No Upper Chain

£ 58,000







# Fontburn House, Haggerston Road

Blyth

#### ENTRANCE

Wooden entrance door

#### ENTRANCE HALLWAY

Storage cupboard

### LOUNGE 13'05 (3.96) X 10'24 (3.10) maximum measurements into recess

Double glazed window to side, two single radiators

#### KITCHEN

Double glazed window to front, range of wall, floor and drawer units with co-ordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer tap, tiled splash backs, electric oven, gas hob, space for fridge/freezer, integrated washing machine, plumbed for washing machine

# BEDROOM ONE 10'80 (3.25) X 9'51 (2.87) maximum measurements into recess

Double glazed window to front, single radiator

## BATHROOM/WC

3 piece suite comprising: Shower over panelled bath, hand basin, low level WC, double glazed window to front, single radiator

#### PRIMARY SERVICES SUPPLY

Electricity: Mains Water: Mains Sewerage: Mains Heating: Gas Broadband: Fibre to

Broadband: Fibre to cabinet Mobile Signal Coverage Blackspot: No Parking: Allocated parking space

#### 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 accessibility:

- Level access
- Wide doorways

# 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.

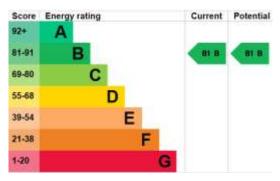
Length of Lease: 125 years from 1st January 2018 Ground Rent: £50 per annum. Date of review: 12/12/2025

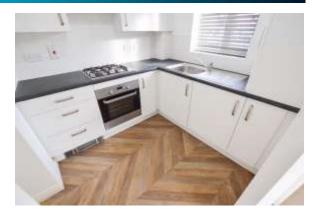
Service Charge: £970.33 per annum

# COUNCIL TAX BAND: A

EPC RATING: B

BL00011414.AJ.DS.04/02/2025.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

