



Horton Place Blyth

- Three Bed House
- Large Garden
- No Upper Chain
- Cul-De-Sac Position
- Close to Amenities

£ 87,500



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Horton Place

NE24 4BA

Live Auction 29th June 2023 Option One

This fantastic three bedroom house, with an extremely large garden on Horton Place in Blyth is being sold with the benefit of no upper chain. The property offers great potential as a family home, briefly comprising: Entrance hall, lounge, dining kitchen, sun lounge, ground floor bathroom and separate WC. Three good size bedrooms to the first floor, one with En Suite, W.C and wash hand basin. Grassed area to the front and extensive garden to the rear. Situated in a cul de sac close to schools and amenities. Internal inspection highly recommended. For Sale by Auction: 29th June 2023, Option 1, Terms and Conditions apply. Each auction property is offered at a guide price and is also subject to a reserve price. The guide price is the level where the bidding will commence. The reserve price is the seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price, which may be up to 10% higher than the guide price, is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction. The successful buyer pays a £2000+VAT (total £2400) Auction Administration Fee. Joint Agents: The Agents Property Auction Ltd.

ENTRANCE

UPVC entrance door

CLOAKS W/C

Double glazed window and low level WC

LOUNGE 15'26 x 13'60 (4.62m x 4.12m)

Double glazed window to the front and radiator.

SUN ROOM –Lean To 11'79 x 5'60 (3.53m x 1.68m)

Double glazed windows and patio doors into the rear garden

KITCHEN 10'36 x 9'98 (3.12m x 2.97m)

Double glazed window to the rear and single radiator. Range of wall, floor and drawer units with coordinating work surfaces, stainless steel sink and drainer with mixer tap. Space for fridge/freezer, cooker and washing machine.

BATHROOM (Downstairs)

Panelled bath, hand basin and single radiator. Double glazed window to the rear.

Separate WC

BEDROOM ONE 15'02 x 9'98 (4.57m x 2.97m) minimum measurements include recess

Double glazed window to the front, single radiator and built in cupboards.

BEDROOM TWO 9'27 x 9'18 (2.79m x 2.77m) Minimum measurements exclude recess

Double glazed window to rear, single radiator, WC and hand basin.

BEDROOM THREE 11'94 x 8'95 (3.58m x 2.67m)

Double glazed window to the front and radiator.

FRONT GARDEN

Low maintenance garden.

REAR GARDEN

East facing, large garden laid mainly to lawn.

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:D

BL10574 /AJ /GH /30/5/23 /V.V1



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