



Percy Street Blyth

- Two Bed Ground Floor Flat
- No Upper Chain
- Shared Rear Yard
- EPC:C, Tax Band:A
- Freehold (Leasehold on completion)
- Close to Ridley Park

£ 40,000

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ROOK
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Percy Street

NE24 4DE

This charming two bedroom ground floor flat with excellent room sizes is being sold with the benefit of no upper chain. Close to local shops, Ridley Park and bus routes. Benefiting from a hallway, rear lounge /diner, fitted kitchen, large master bedroom, further bedroom and family bathroom. The property also boasts a shared yard. This property will make an ideal first time buy or investment. Call soon to arrange your viewing. This property is currently freehold it will be leasehold on completion.

Currently, the Vendor details do not match the Registered Title at Land Registry. Please ask the Branch for more details.

ENTRANCE

UPVC entrance door.

LOUNGE 14'45 x 12'66 (4.37m x 3.81m)

Double glazed window to the rear and single radiator.

KITCHEN 11'78 x 8'06 (3.53m x 2.44m)

Double glazed window to the side. Range of wall, floor and drawer units with coordinating roll edge work surfaces, stainless steel sink unit and mixer tap. Built in oven, electric hob, space for fridge freezer and plumbed for washing machine.

BEDROOM ONE 14'74 x 12'19 (4.45m x 3.68m)

Double glazed window to the front and single radiator.

BEDROOM TWO 11'58 x 7'37 (3.48m x 2.21m)

Double glazed window to the rear and single radiator.

BATHROOM 8'08 x 5'50 (2.44m x 1.65m)

Three piece suite comprising: panelled bath with over bath shower, low level WC and wash hand basin. Heated towel rail and double glazed window to the rear.

REAR

Shared yard.

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

Tenure to be split in to leasehold on completion. **Currently, the Vendor details do not match the Registered Title at Land Registry. Please ask the Branch for more details.**

Council Tax Band:A

EPC Rating:C

BL10569 /AJ /GH /24/5/23 /V.V1



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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.

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