



## Grosvener Place Blyth

- Two Bedroom
- Downstairs WC
- No Upper Chain
- Off Street Parking
- Council Tax:A EPC:C

**£ 115,000**



**ROOK  
MATTHEWS  
SAYER**

01670 352900  
21-23 Waterloo Road, Blyth NE24 1BW

[www.rookmatthewssayer.co.uk](http://www.rookmatthewssayer.co.uk)  
[blyth@rmsestateagents.co.uk](mailto:blyth@rmsestateagents.co.uk)



# Grosvener Place

NE24 4NA

We are delighted to offer this well presented two bedroom mid link property on Grosvenor Place, Chase Farm in Blyth offering no upper chain. Ideal for the first time buyer or professional couple. The property briefly comprises: Fitted kitchen, ground floor cloakroom/WC and light and airy lounge. To the first floor you have two bedrooms and a bathroom/WC. The property benefits from gas central heating, double glazing, front and rear gardens as well as a double parking bay to the rear. Early internal viewing is essential. Interest in this property will be extremely high call soon to arrange your viewing

## ENTRANCE

UPVC Door

## CLOAKS/WC

Double glazed window, low level WC, wash hand basin and radiator.

## LOUNGE 13'9 x 10'25 (4.19m x 3.10m)

Glazed patio door and double glazed window to the rear with wood flooring.

## KITCHEN 11'40 x 7'44 (3.45m x 2.24m)

Fitted with a range of wall, floor and drawer units with coordinating roll edge work surface. Stainless steel unit with mixer tap, splash backs and built in oven with gas hob. Space for fridge/freezer, plumbed for washing machine with single radiator and double glazed window.

## BEDROOM ONE 10'60 x 10'32 (3.20m x 3.12m) Minimum measurements exclude recess.

Double glazed windows and single radiator.

## BEDROOM TWO 9'06 x 7'09 (2.74m x 2.132m)

Double glazed window to the front and single radiator.

## BATHROOM

Three piece suite comprising: panelled bath with over bath shower, low level WC, hand basin and single radiator. Double glazed window to the rear.

## FRONT GARDEN

Small town garden laid mainly to lawn.

## REAR GARDEN

West facing low maintenance garden with small patio area.

Off Street parking space.

## 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:C

BL10497 /AJ /GH /20/3/23 /V.V1



**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

