



Wansbeck Avenue Blyth

- Fantastic Upper Flat
- Two Double Bedrooms
- No Upper Chain
- Leasehold approx 92 years left,
- Must Be Viewed

£ 67,500



ROOK
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Wansbeck Avenue

NE24 3LF

Fantastic two double bedroom upper flat on Wansbeck Avenue in Blyth. Superbly situated within walking distance of town centre, beach and close to major road/transport links. Briefly comprising: Entrance porch, staircase to first floor, spacious lounge, two double bedrooms and wet room. Benefitting from gas central heating and double glazing, lawned area to front and shared yard to rear with storage. Interest in this property will be high call 01670 352900 or email Blyth@rmsestateagents.co.uk to arrange your viewing.

ENTRANCE

UPVC entrance door.

ENTRANCE HALLWAY

Stairs to first floor.

LOUNGE 13'33 x 12'14 Max measurements include recess

Double glazed window to the front and fire with surround.

KITCHEN 11'81 x 7'98

Double glazed windows to the rear and side and radiator. Fitted with a range of wall, floor and drawer units with coordinating work surfaces. Stainless steel sink unit with mixer tap and tiled splash backs. Built in oven, gas hob, space for fridge freezer and plumbed for washing machine.

WET ROOM/WC

Low level WC, wash hand basin (set in vanity unit) Walk in shower, radiator and double glazed window to the side.

BEDROOM ONE 13'73 x 11'16

Double glazed window to the front and radiator.

BEDROOM TWO 12'30 x 10'26 Min measurements exclude recess

Double glazed window, radiator and built in cupboard.

EXTERNALLY

Lawn area to the front and shared yard to the rear.

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 9th April 1990

Ground Rent:TBC

Council Tax Band:A

EPC Rating:TBC

BL10722 /AJ /GH /6/9/23 /V.V1



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