



Belgrave Crescent Blyth

Beautiful period upper maisonette with panoramic views over Ridley Park. Rarely available to the market and presented to the highest of standards throughout. The property briefly comprises: Entrance Vestibule, (shared), stairs to the first floor landing, front lounge with gorgeous bay window and views over the park, Dining Area, kitchen, Bathroom and Bedroom, to the top floor you have a further Two bedrooms and a storage room. The property also boats a rear yard. Interest in this property will be high call 01670 352900 or email Blyth@rmsestateagents.co.uk to arrange your viewing.

Asking Price **£125,000**

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Belgrave Crescent

Blyth

PROPERTY DESCRIPTION

ENTRANCE

Door

ENTRANCE HALLWAY

Stairs to first floor landing

LOUNG 16'51 (5.00) X 14'05 (4.27) maximum measurements into bay and recess

Double glazed bay window to front, double radiator



DINING ROOM 14'01 (4.27) X 12'7 (3.84)

Double glazed window to rear, double radiator, storage cupboard

KITCHEN 11'03 (3.35) X 8'59 (2.57) maximum measurement into stairwell

Double glazed window to rear, double radiator, range of wall, floor and drawer units with co-ordinating roll edge work surfaces, stainless steel sink unit with drainer and mixer tap, tiled splash backs, built in electric fan assisted oven, gas hob with extractor fan above, integrated fridge/freezer and washing machine, stairs leading to rear yard



BEDROOM ONE 14'04 (4.27) X 10'17 (3.07)

Double glazed velux window, double radiator

BEDROOM TWO 14'33 (4.34) X 10'06 (3.05)

Double glazed velux window, double radiator, fitted wardrobes

BEDROOM THREE 10'36 (3.12) X 7'38 (2.21)

Double glazed window to front, single radiator

BATHROOM/WC

3 piece mains shower over panelled bath, wash hand basin in vanity unit, low level WC, double glazed window to rear, heated towel rail

REAR YARD

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre (cabinet)

Mobile Signal Coverage Blackspot: No

Parking: On street



MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

RISKS

Flooding in last 5 years: No
Risk of Flooding: Zone 1
Any flood defences at the property: No
Coastal Erosion Risk: Low
Known safety risks at property (asbestos etc....): No

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: 999 years from March 1986

COUNCIL TAX BAND: A

EPC RATING: TBC

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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

