



Shotton Avenue Blyth

- First Floor Flat
- Lounge And Separate Dining Room
- Sought After Estate
- No Upper Chain
- Leasehold 999 from 1987 Approx 962
Left

Asking Price £ 65,000



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ROOK
MATTHEWS
SAYER

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Shotton Avenue

Blyth

PROPERTY DESCRIPTION

ENTRANCE

Wood door

ENTRANCE HALLWAY

Stairs leading to first floor

LOUNGE 14'32 (4.34) X 12'44 (3.76) Maximum measurements into bay recess

Double glazed window to front, double radiator

DINING ROOM 11'75 (3.53) Minimum measurements excluding recess X 9'62 (2.90)

Double glazed window to front, double radiator

KITCHEN 5'94 (1.75) X 9'94 (2.97)

Double glazed window to side, range of wall, floor and drawer units with co-ordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer tap, tiled splash back, built in electric oven, electric hob with extractor fan above, plumbed for washing machine

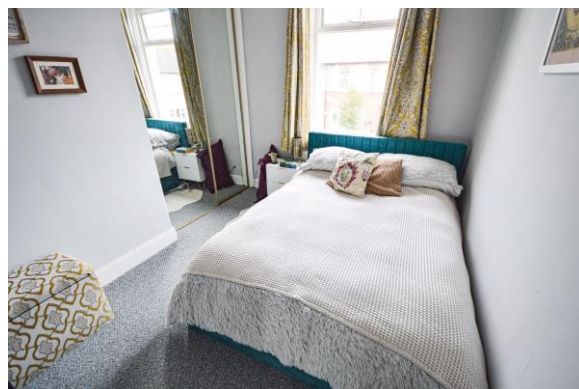


BEDROOM ONE 11'90 (3.58) X 7'77 (3.31)

Double glazed window to front, double radiator, fitted wardrobes

BEDROOM TWO 8'36 (7.61) X 7'61 (2.29)

Double glazed window to rear, double radiator



BATHROOM/WC

3 piece white comprising: Shower over panelled bath, hand basin, low level WC, double glazed window to side, loft access

REAR GARDEN

Laid mainly to lawn

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre (cabinet)

Mobile Signal Coverage Blackspot: No

Parking: On street parking

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.

RESTRICTIONS AND RIGHTS

Listed? No

Conservation Area? No

Restrictions on property? No

Easements, servitudes or wayleaves? No

Public rights of way through the property? No

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 1987

Ground Rent: £0.00

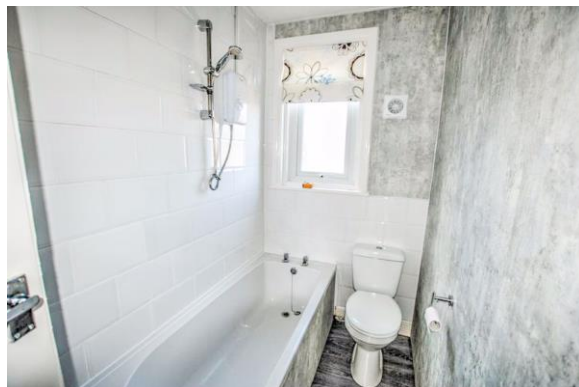
Service Charge: £0.00

Any Other Charges/Obligations: N/A

COUNCIL TAX BAND: A

EPC RATING: C

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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

