



Princess Louise Road Blyth

- Stunning First Floor Flat
- Two Bedrooms
- Sought After Location
- No Upper Chain
- Leasehold – approx 984 remaining
- Council Tax A

Asking Price **£ 85,000**

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ROOK
MATTHEWS
SAYER

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Princess Louise Road

Blyth

PROPERTY DESCRIPTION

Double Glazed Entrance Door to:

Entrance Lobby

Two double glazed windows, stripped and varnished bannister and staircase to the first floor

First Floor Landing

Double radiator

Lounge 12'9 x 8'5 (3.89m x 2.57m) with measurements into bay window

Feature double glazed bay window with stained leaded light tops to front, and alcoves, storage cupboard, radiator, attractive feature fireplace with gas, coal effect fire, hearth, laminate flooring

Kitchen 11'5 x 6'10 (3.48m x 2.08m)

Fabulous, white fitted kitchen with base, wall and drawer units, high gloss roll edge worktops, integrated electric oven, gas hob, cooker hood, chrome radiator, spotlights to ceiling, single drainer sink unit with mixer taps, integrated fridge and freezer, integrated dishwasher, two double glazed windows, tile effect vinyl flooring

Bedroom One (Front) 12'9 x 8'5 (3.89m x 2.57m)

Double bedroom with storage cupboard, radiator, two double glazed leaded windows with stained leaded light tops

Bedroom Two (Rear) 10'6 x 7'9 (3.20m x 2.36m)

Radiator, double glazed window

Bathroom

Splendid, modern bathroom suite comprising of bath with hot and cold mixer taps, pedestal washbasin, low level w.c. with push button cistern, tile effect flooring, chrome radiator, half height tiling, double glazed window

Externally

Private front garden area, walled, mature shrubs and flowers, gated access



PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre (premises)

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.

RISKS

Risk of Flooding: Zone 2

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 03/11/2009

COUNCIL TAX BAND: A

EPC RATING: D

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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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