



Princess Louise Road Blyth

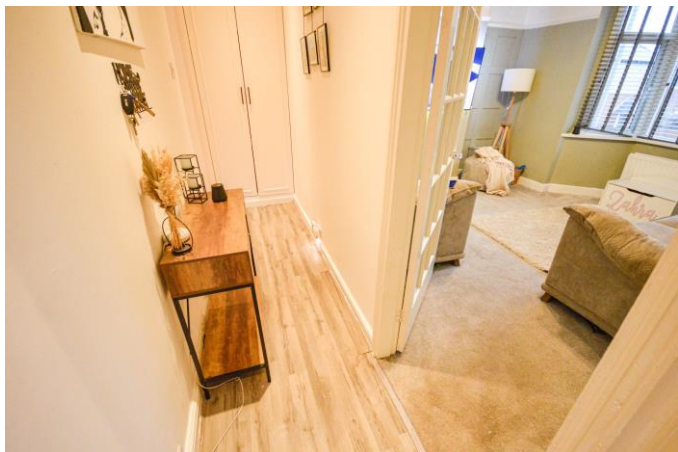
This show home, standard 1930's style upper flat is arguably the best on the market in the current area. Located close enough to the town centre to be convenient for most amenities, yet close enough to the Park and the Coast to enjoy the best of all worlds. The property briefly comprises: entrance lobby, impressive hallway, fabulous lounge with feature bay window, outstanding dining kitchen with integrated appliances, two double bedrooms, gorgeous bathroom suite with shower. Gas radiator, central heating system and double glazing. Private rear yard and forecourt garden area. We strongly advise an early inspection to secure. Interest in this property will be high call 01670 352900 or email Blyth@rmsestateagents.co.uk to arrange your viewing.

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Blyth

PROPERTY DESCRIPTION

ENTRANCE LOBBY

Turned staircase to the first floor

FIRST FLOOR LANDING

Impressive hallway providing access to all rooms, wood flooring, spotlights to ceiling, double cupboard containing meters, and radiator

LOUNGE: (front): 13'2 (4.02m) x 12'7 (3.87m)

A beautifully presented lounge with views down Haughton Terrace, measurements into alcoves and feature double glazed bay window, radiator



DINING KITCHEN: (rear): 14'9 (4.45m) x 7'6 (2.31m)

Stunning, re-fitted kitchen incorporating a range of white base, wall and drawer units, contrasting roll edge worktops, integrated oven, hob and stainless steel cooker hood, plumbed for automatic washing machine, sink unit with mixer taps, double glazed window, tiled splashbacks, central heating boiler, double glazed door to rear yard, tiled floor



BEDROOM ONE 12'7 (3.87m) x 13'2(4.02m)

Radiator, double glazed window to rear

BEDROOM TWO 11'3 (3.43m) x 8'4 (2.54m) Maximum measurements

Radiator, double glazed window to front

BATHROOM/WC

An outstanding, bathroom, luxuriously presented, bath with hot and cold mixer taps and shower off, pedestal washbasin with mixer taps, low level WC with push button cistern, wood effect flooring, fully tiled bath and shower area, tiled splashbacks, towel radiator, extractor fan, spotlights to ceiling, double glazed window



EXTERNALLY

Private rear yard, forecourt garden area

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: ADSL modem

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

BUILDING WORKS

Any known planning permissions or proposals in the immediate locality: No

Outstanding building works at the property: 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 1987

Ground Rent: £0.00

Service Charge: £0.00

Any Other Charges/Obligations: £0.00

COUNCIL TAX BAND: A

EPC RATING: E

BL00010853.AJ.DS.21/02/2024.V.1





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.

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