



## Union Street Blyth

- First Floor Mid Terraced Flat
- Two Bedrooms
- Kitchen/Diner
- Rear Yard
- No Upper Chain

**£ 55,000**



**ROOK  
MATTHEWS  
SAYER**

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# Union Street

Blyth

## PROPERTY DESCRIPTION

### ENTRANCE HALL

Double glazed entrance door. Staircase to first floor with spindle banister.

### LOUNGE 14' 05" (4.39m) X 11' 11" (3.63m) Into Alcove

Double glazed window to rear, fitted gas fire, alcoves, telephone and television points, coving to ceiling, radiator.

### BREAKFAST KITCHEN 12' 07" (3.84m) X 7' 09" (2.36m)

Fitted with a range of wall and base units, work surfaces, 1.5 bowl sink unit, gas cooker point, space for automatic washing machine, breakfast bar, radiator, double glazed window to side and rear, double glazed door to rear. Wrought iron stairs to yard.

BEDROOM ONE 11' 10" (3.61m) Into Alcove x 14' 04" (4.37m) Double glazed window to front, alcoves, radiator.

### BEDROOM TWO 10' 02" (3.1m) X 7' 06" (2.29m)

Double glazed window to front, radiator.

### SHOWER ROOM/W.C.

White suite comprising walk in shower, pedestal wash hand basin, low level WC, heated towel rail, extractor fan, double glazed frosted window to rear.

### REAR YARD

Garden shed, gated access to rear.

## PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre (premises)

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.

## 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 1990

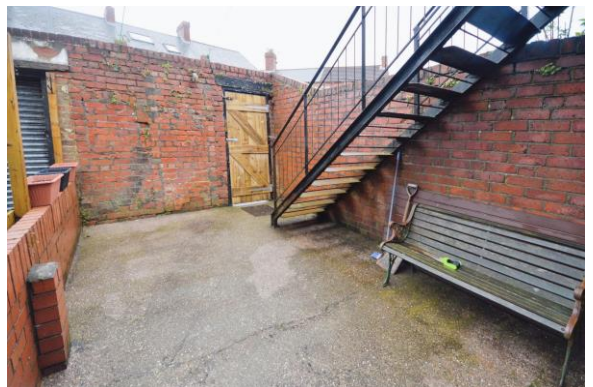
Ground Rent: £11.60 per annum.

## COUNCIL TAX BAND: A

EPC RATING: E

BL00011008.AJ.DS.05/04/2024.V.2

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		



**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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