



Druridge Drive Blyth

- First Floor Flat
- Two Bedrooms
- No Upper Chain
- Garage
- Sought After Estate

Auction Guide Price £ 40,000



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ROOK
MATTHEWS
SAYER

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Druridge Drive

Blyth

ENTRANCE

UPVC entrance door

ENTRANCE HALLWAY

Stairs to first floor landing, storage cupboard

LOUNGE 14'85 (4.47) X 11'48 (3.45)

Double glazed window to front, built in storage cupboard, night storage heater

KITCHEN 8'72 (2.62) X 6'78 (2.00)

Double glazed window to rear, range of wall, floor and drawer units with co-ordinating roll edge work surfaces, stainless steel unit and drainer with mixer tap, space for cooker, space for fridge/freezer, plumbed for washing machine

FIRST FLOOR LANDING

Loft access

BEDROOM ONE 11'95 (3.58) X 8'71 (2.62)

Double glazed window to front, fitted wardrobes, night storage heater

BEDROOM TWO 9'68 (2.90) X 8'68 (2.59)

Double glazed window to rear, fitted wardrobes, night storage heater

BATHROOM/WC

3 piece suite comprising: Shower over panelled bath, hand basin, low level WC, double glazed window to rear, part tiling to walls

FORNT GARDEN

Bushes and shrubs

GARAGE

In separate block

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Electric/Night storage

Mobile Signal Coverage Blackspot: No

Parking: Garage in separate block & on street parking

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

TENURE

"It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you accordingly."

COUNCIL TAX BAND: A

EPC RATING: D

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	65 D	
39-54	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.

16 Branches across the North-East

