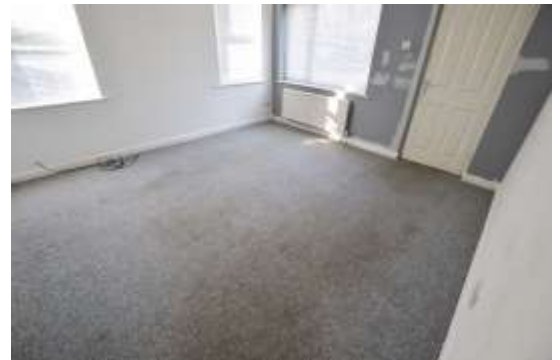




John Street Blyth

- Ground Floor Flat
- Two Double Bedrooms
- Gas Central Heating
- No Upper Chain

£ 70,000



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ROOK
MATTHEWS
SAYER

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John Street

Blyth

Well presented, spacious ground floor flat on John Street in Blyth. Briefly comprising: Entrance porch, good sized lounge, kitchen, two bedrooms and family bathroom. Courtyard garden to front and side. Benefitting from gas central heating to combi boiler. Popular location - Close to major road links. Internal inspection recommended. Offered with NO UPPER CHAIN.

ENTRANCE PORCH

UPVC double glazed entrance door. Radiator, door to lounge

LOUNGE 12' 03" (3.73M) X 12' 11" (3.94M)

Windows to front x 2, window to side x 1, electric fire with wood effect surround, wood hearth, television point, coving to ceiling, double radiator, door to inner hall

INNER HALL

Radiator, window to side and built in cupboard, doors to all

BREAKFAST KITCHEN 9' 07" (2.92M) X 7' 0" (2.13M)

Fitted with a range of wall and base units, work surfaces, single drainer sink unit, electric cooker point, gas cooker point, space for automatic washing machine and fridge/freezer. Telephone point, extractor fan, wall mounted combination boiler, radiator, window to side

BEDROOM ONE 12' 09" (3.89M) X 9' 0" (2.74M)

Window to side, telephone point, radiator

BEDROOM TWO 9' 06" (2.9M) X 9' 07" (2.92M)

Window to side, radiator

BATHROOM/WC

Coloured three piece suite comprising panelled bath, pedestal wash hand basin, low level WC part tiled walls, radiator, extractor fan, double glazed frosted window to side

FRONT/ SIDE GARDEN

Fenced boundaries and gate

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Parking: On street parking

MINING (delete as appropriate)

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

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 14th August 1991

COUNCIL TAX BAND: A

EPC RATING: C

BL00011231.AJ.DS.30/01/2025.V.2



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	76 C
55-68	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

