



Stanton Avenue | Blyth | NE24 4PL

**£50,000**



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Ground Floor Flat

Two Bedrooms

Rear Garden

Garage

Sought After Estate

No Upper Chain

ROOK  
MATTHEWS  
SAYER

ENTRANCE  
UPVC entrance door

ENTRANCE HALLWAY  
Storage cupboard, electric heater

LOUNGE 12'3 (3.73) X 11'7 (3.53)  
Double glazed window to front, electric heater

KITCHEN 8'7 (2.63) x 6'8 (2.04)  
Double glazed window to rear, range of wall, floor and drawer units with co-ordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer tap, tiled splash backs, oven, electric hob, space for fridge/freezer

BEDROOM ONE 12'6 (3.83) X 9'7 (2.92)  
Double glazed window to front

BEDROOM TWO 9'7 (2.93) X 7'6 (2.29) minimum measurements excluding recess  
Double glazed window to rear, built in cupboard

REAR GARDEN  
Laid mainly to lawn

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

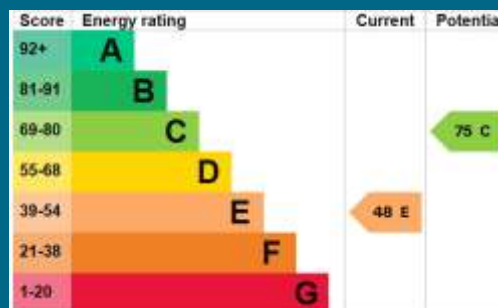
**PRIMARY SERVICES SUPPLY**  
Electricity: Mains  
Water: Mains  
Sewerage: Mains  
Heating: Electric  
Mobile Signal Coverage Blackspot: No  
Parking: Garage

**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**  
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: 189 years from 1st March 1969  
Ground Rent: £15 per 6 month  
Review date: October 2025

**COUNCIL TAX BAND: A**  
**EPC RATING: E**

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**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.