



## Allendale Road Blyth

- Ground Floor Flat
- Two Bedrooms
- Front & Rear Gardens
- Close To Beach & Ridley Park
- No Upper Chain

**£ 70,000 Offers Over**



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# Allendale Road

Blyth

## ENTRANCE HALLWAY

Storage cupboard

## LOUNGE 13'6 (4.10) X 11'1 (3.38) minimum measurements excluding recess

Double glazed window to rear, double radiator, storage cupboard

## KITCHEN 9'5 (2.87) X 6'7 (2.08)

Double glazed window, 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, space for cooker, space for fridge, plumbed for washing machine, door to rear

## BEDROOM ONE 14'2 (4.32) x 10'1 (3.07) maximum measurements into bay

Double glazed window to front, double radiator, fire surround with electric fire, inset and hearth

## BEDROOM TWO 13'5 (4.09) X 7'0 (2.13) maximum measurements into recess

Double glazed window to rear, single radiator

## BATHROOM/WC

3 piece suite comprising: Shower over panelled bath, low level WC, double glazed window to side, single radiator, tiling to walls, tiled flooring

## FRONT GARDEN

Driveway with access

## REAR GARDEN (Shared)

Paved with borders, patio area

## PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Mobile Signal Coverage Blackspot: No

Parking: Off 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

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 23<sup>rd</sup> August 1985

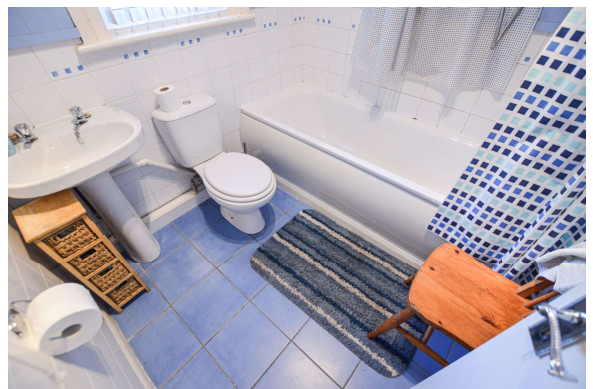
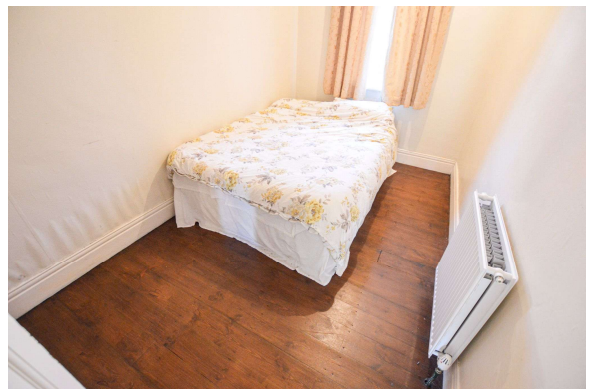
Ground Rent: £0.00

## COUNCIL TAX BAND: A

EPC RATING: D

BL00011510.AJ.DS.26/03/2025.V.23

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	57 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

