



Princess Louise Road | Blyth | NE24 2NE

£90,000



Semi Detached

First Floor Flat

Two Bedrooms

Spacious Lounge

Enclosed Garden

Close To Amenities

ROOK
MATTHEWS
SAYER

Sought after 1930's upper flat on this popular and well placed residential street. Close to local shops, amenities, bus routes and approximately a ten minute walk from the beach, what a fabulous location this is! Well presented throughout, enjoying a spacious landing area with loft that has been boarded with Velux window and electric points. Spacious lounge with storage, stylish, cream fitted kitchen with integrated appliances and Belfast sink. Two double bedrooms, the principal bedroom with feature bay window, modern bathroom with corner bath and electric shower. Private and enclosed side garden with decked patio and artificial lawn, fenced and gated for maximum privacy. Gas radiator central heating system via combi boiler and double glazing. Leasehold with long lease remaining of 961 years, Peppercorn ground rent, Gas, Electric, Water, Heating, Drainage; Mains Connected. Council Tax Band: A, EPC: C. Broadband; To Be Confirmed, Mobile Phone Blackspot: No

Composite Entrance Door to:

ENTRANCE LOBBY: Staircase up to the first floor, vertical radiator

FIRST FLOOR LANDING AREA: double glazed window, loft access with pull down ladders to the loft which we understand has been boarded with Velux window and electric point, door to;

LOUNGE: 13'3 x 12'10, (4.04m x 3.91m), into alcoves, double glazed window, storage cupboard, radiator, cornice to ceiling, door to:

KITCHEN: 6'11 x 6'8, (2.11m x 2.03m), stylish family kitchen incorporating a range of cream base, wall and drawer units, contrasting worktops, Belfast sink with brass effect, Victorian style mixer taps, integrated electric oven, gas hob, cooker hood, integrated fridge/freezer, plumbed for automatic washing machine, tiled splashbacks, double glazed window, laminate flooring

BEDROOM ONE: (front): 15'1 x 10'1, (4.59m x 3.07m), with measurements into double glazed feature bay window, excluding depth of alcoves, radiator

BEDROOM TWO: (rear): 9'6 x 9'3, (2.90m x 2.82m), radiator, storage cupboard, double glazed window

FAMILY BATHROOM: 9'11 x 6'4, (3.02m x 1.93m), modern bathroom showcasing, corner bath, electric shower, pedestal washbasin, low level WC, chrome radiator, tile effect flooring, tiled splashbacks, two double glazed windows

EXTERNALLY: Private and enclosed side garden with decking and artificial lawn, gated access to front garden

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Gas
Broadband: Fibre to premises
Mobile Signal Coverage Blackspot: No
Parking: 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

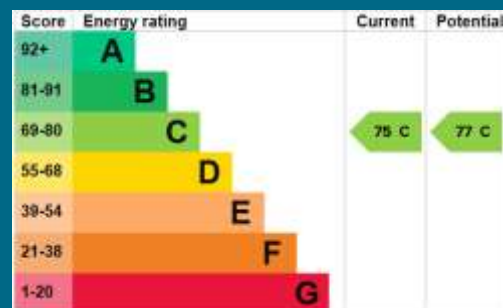
Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.

Length of Lease: 999 years from 27th July 1987

COUNCIL TAX BAND: A

EPC RATING: C

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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.

T: 01670 352900

Branch blyth@rmsestateagents.co.uk

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