



Twentyfifth Avenue | Blyth | NE24 2QW

**Guide Price £39,950**



3



1



1

**Semi Detached**

**Three Bedrooms**

**Ideal Investment**

**No Upper Chain**

**Front & Rear Gardens**

**Driveway**

**Gas Heating & Double Glazed**

**FOR SALE BY AUCTION**

ROOK  
MATTHEWS  
SAYER

**ENTRANCE HALLWAY:**

Stairs to first floor landing

**LOUNGE:** (front): 11'75 x 11'99 (3.58m x 3.65m)

Double glazed window to front, double radiator, built in storage cupboard.

**DINING ROOM:** (rear): 7'62 x 7'83 (2.32m x 2.38m)

Double glazed window to rear.

**KITCHEN:** (rear): 8'22 x 7'21 (2.50m x 2.19m)

Double glazed window, range of wall, floor and drawer units with roll top work surfaces, stainless steel sink and drainer unit with mixer tap, space for cooker and fridge freezer, plumbed for washing machine, double radiator.

**FIRST FLOOR LAND:** Access to loft which is partially boarded.

**BEDROOM ONE:** (front): 13'56 x 9'89 (4.13m x 3.01m) max. measurements into recess.

Double glazed window, built in cupboard, single radiator.

**BEDROOM TWO:** (rear): 10'30 x 8'54 (3.13m x 2.60m) min. measurements into recess.

Double glazed window, single radiator

**BEDROOM THREE:** (rear): 7'21 x 6'56 (2.19m x 1.99m)

Double glazed window, single radiator

**BATHROOM:**

Double glazed window to side, panelled bath, pedestal wash hand basin, single radiator.

**SEPARATE W.C:**

Low level w.c, double glazed window

**FRONT GARDEN:**

Driveway, ramp access leading to front door, access to rear garden

**REAR GARDEN:**

Fenced boundaries, bushes and shrubs

**PRIMARY SERVICES SUPPLY**

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas Heating

Broadband: Fiber

Mobile Signal Coverage Blackspot: No

Parking: Driveway

**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.

**ACCESSIBILITY**

This property has Ramp access to front door

**TENURE**

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

**COUNCIL TAX BAND:** A

**EPC RATING:** C

BL00011687.AJ.MW.290725.V.1

**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

**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: 01670352900**

[blythrmsestateagents.co.uk](http://blythrmsestateagents.co.uk)

**ROOK  
MATTHEWS  
SAYER**

T: xxxx xxx xxxx

Branch name@rmsestateagents.co.uk

ROOK  
MATTHEWS  
SAYER