



West Court | Blyth | NE24 5RZ

**Auction Guide Price £35,000**



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**Ground Floor Flat**

**One Bedroom**

**Front And Rear Garden**

**Off Street Parking**

**No Upper Chain**

ROOK  
MATTHEWS  
SAYER

#### ENTRANCE

UPVC entrance door

#### INNER HALLWAY

Built-in storage cupboard

#### LOUNGE 17'26 (5.23) X 11'66 (3.51)

Double glazed window to front, double radiator

#### KITCHEN 9'17 (2.77) X 7'96 (2.36)

Double glazed window to front, single radiator, range of wall, floor and drawer units with co-ordinating roll edge work surface, stainless steel sink unit and drainer with mixer tap, tiled splash backs, space for cooker, space for fridge/freezer

#### BEDROOM ONE 11'52 (3.48) X 10'63 (3.20)

Double glazed window to rear, single radiator

#### BATHROOM/WC

3 piece suite comprising: Panelled bath, wash hand basin, low level WC, double glazed window front, single radiator

#### FRONT GARDEN

Low maintenance garden

#### REAR GARDEN

Laid mainly to lawn, low maintenance garden, off street parking

#### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

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.

**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:** 125 years from 10th July 2000

**Ground Rent:** £10

**COUNCIL TAX BAND:** A

**EPC RATING:** C

BL00011653.AJ.DS.30/06/2025.V.1

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	75 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.