



Salisbury Street | Blyth | NE24 1JL

**£45,000**



**1**



**1**



**1**

**Ground Floor Flat**

**No Upper Chain**

**Private Yard**

**Kitchen**

**Lounge**

**Off Street Parking**

ROOK  
MATTHEWS  
SAYER

This Well presented, lower Ground floor flat available with vacant possession. It has spacious room sizes and briefly comprises: entrance vestibule, hallway, lounge, modern fitted kitchen, One Double Bedroom white bathroom suite, gas radiator central heating system via combi boiler, double glazing. Private rear yard with off street parking. Centrally located and close to most local amenities and services. Leasehold property. Interest in this property will be high call 01670 352900 or email Blyth@rmsestateagents.co.uk to arrange your viewing.

## ENTRANCE

Door

## ENTRANCE HALLWAY

Single radiator, storage cupboard

## LOUNGE 11'85 (3.56) X 13'43 (4.06) maximum measurements into recess

Double glazed window to rear, single radiator, decorative fire surround

## KITCHEN

Double glazed window to rear, single radiator, range of wall, floor and drawer units, with co-ordinating roll solid wood work surfaces, stainless steel unit and drainer with mixer tap, tiled splash backs, built in electric fan assisted oven, gas hob with extractor fan above, space for fridge/freezer, plumbed for washing machine, door leading to rear yard

## BEDROOM ONE 13'87 (4.17) X 12'3 (3.73) maximum measurements into recess

Double glazed window to front, single radiator

## BATHROOM

4 piece suite comprising: panelled bath, hand basin, shower cubicle, low level WC, double glazed window to rear, double radiator

## PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains/Gas

Broadband: None

Mobile Signal Coverage Blackspot: No

Parking: Off Street to Rear

## 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: 999 years from 1985

Council Tax Band: A

EPC: C

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

**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.



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