



William Street | Blyth | NE24 2HR

£62,000

ROOK
MATTHEWS
SAYER



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Two Bedroom Flat

No Upper Chain

Ground Floor

Gas Heating and Double Glazing

Fully Refurbished

**Leasehold 999 from 1987 with
Approximately 961 Years**

Rear Yard With Off Street

Remaining

For any more information regarding the property please contact us today

Recently renovated to a high standard, this stylish ground floor flat combines modern finishes with a light and airy feel, creating a welcoming home ready to move straight into. Available with no upper chain, it is perfectly positioned within easy reach of local shops, cafes, and excellent transport links, making it ideal for both convenience and lifestyle.

The property welcomes you with a spacious hallway complete with built-in storage, leading to two generously sized bedrooms filled with natural light. At the heart of the home is a contemporary open-plan kitchen and lounge area, designed for both everyday living and entertaining. A separate utility area provides additional practicality, while the bathroom has been finished to a high standard with modern fittings.

PROPERTY DESCRIPTION:

ENTRANCE: front door to hallway

ENTRANCE HALLWAY: single radiator and storage cupboard.

LOUNGE/KITCHEN: (rear): 11'26 x 13'38, (3.43m x 4.07m), joint lounge and kitchen with double glazed windows to rear, single radiator, kitchen has a range of wall units with coordinating roll edge work surfaces, stainless steel sink bowl with mixer tap, electric fan assisted oven, electric hob with extractor fan above and space for a fridge/freezer and spotlights in the ceiling.

UTILITY AREA: space for washing machine

BEDROOM ONE: (front): 12'15 x 12'13, (3.70m x 3.69m), double glazed window to front, single radiator

BEDROOM TWO: (rear): 6'76 x 9'93, (2.06m x 3.02m), double glazed windows to rear, single radiator

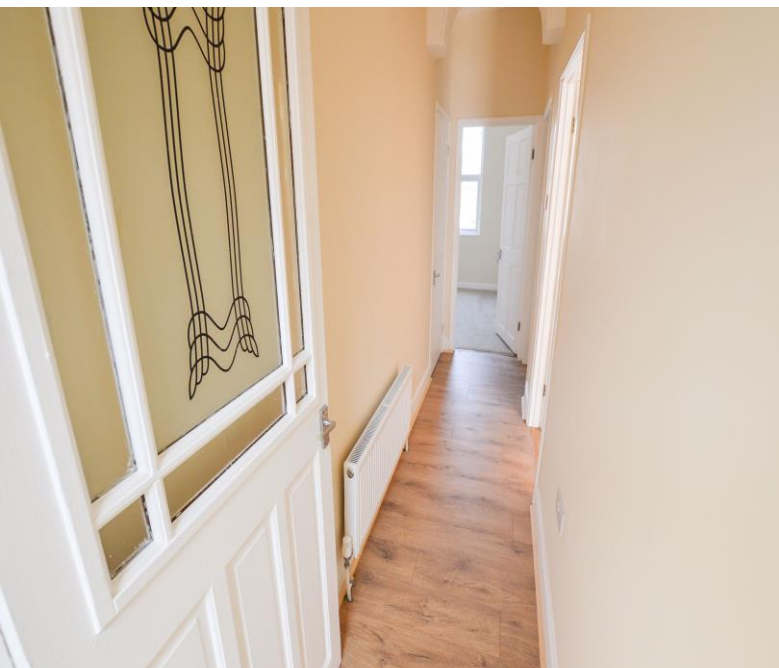
FAMILY BATHROOM: 3 piece suite comprising paneled bath, hand basin, low level wc and spotlights, double glazed window to side as well as a heated towel rail and cladding to walls.

EXTERNALLY: rear yard with off street parking

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PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: None

Mobile Signal Coverage Blackspot: No

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.

BUILDING WORKS

Any known planning permissions or proposals in the immediate locality: NO
Outstanding building works at the property: NO

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 1987

Ground Rent: £0

Service Charge: £0

COUNCIL TAX BAND: A**EPC RATING: C**

BL00011724.AJ.BH.13/08/2025.V.2



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	78 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.

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