



Newcastle Road | Blyth | NE24 4AG

**£99,950 Guide Price**



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**For Sale by Auction: Tuesday 30th September, Option 2, Terms and Conditions apply.**

**Two Reception Rooms**

**Mid Terrace House**

**Front Garden, Rear Garden With Garage**

**Two Bedrooms Plus Loft Room**

**Close To Train Station**

ROOK  
MATTHEWS  
SAYER

#### ENTRANCE

UPVC entrance door

#### ENTRANCE HALLWAY

Stairs to first floor landing, double radiator

LOUNGE 14'42 (4.37) X 12'64 (3.81) maximum measurements into recess

Double glazed window to front, fire surround with gas fire inset and hearth, coving to ceiling

DINING ROOM 16'13 (4.90) X 9'29 (2.79)

Double glazed window to rear, storage cupboards

KITCHEN 12'74 (3.84) X 7'77 (2.31)

Double glazed window to rear, range of wall, floor and drawer units with co-ordinating work surfaces, co-ordinating sink unit and drainer with mixer tap, electric oven, electric hob, integrated microwave, double glazed door to rear yard

#### UTILITY ROOM

Double glazed window to side, fitted wall and base units/work surfaces, stainless steel sink unit and drainer with mixer tap, space for fridge/freezer, single radiator, low level WC

#### FIRST FLOOR LANDING

BEDROOM ONE 12'75 (3.84) X 11'64 (3.51) maximum measurements into recess

Double glazed window to front, single radiator, fitted wardrobes, built-in cupboard

BEDROOM TWO 9'79 (2.92) X 9'56 (2.87)

Double glazed window to rear, double radiator

LOFT ROOM 15'30 (4.65) X 14'90 (4.50)

Two velux windows

#### BATHROOM/WC

3 piece suite comprising: Shower over panelled bath, hand basin, low level WC, double glazed window to rear, single radiator, part tiling to walls

#### FRONT GARDEN

Low maintenance

#### REAR YARD

#### GARAGE

Single, used as workshop

#### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Cable

Mobile Signal Coverage Blackspot: No

Parking: Garage & 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

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

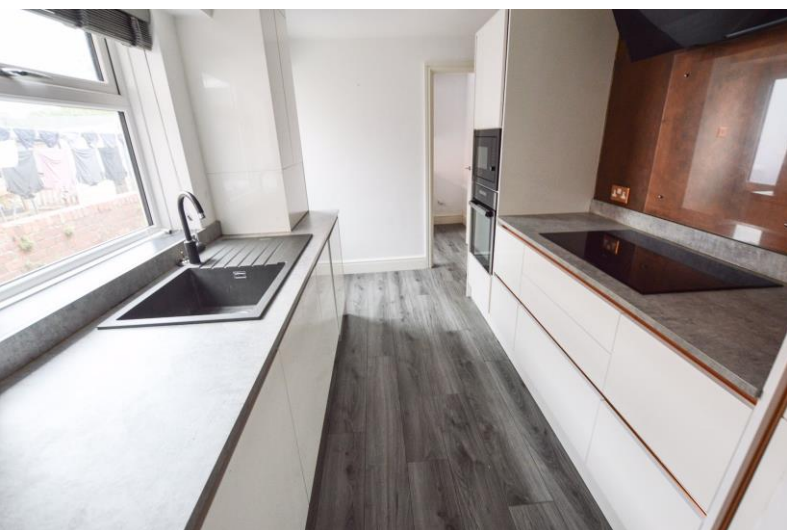
**COUNCIL TAX BAND: A**

**EPC RATING: C**

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	69 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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