



Princess Louise Road | Blyth | NE24 2ND

**£70,000**



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Two Bedroom Ground Floor Flat

Mains Water, Electricity and Sewage

No Upper Chain

Rear Garden

Close To Shops and Transport Links

Leasehold 999 from 1992 with  
Approximately 966 Remaining

ROOK  
MATTHEWS  
SAYER

## PROPERTY DESCRIPTION:

**ENTRANCE HALLWAY:** UPVC Entrance door to hallway which includes a single cupboard as well as a single radiator.

**LOUNGE:** (rear): 10'29 x 13'41, (3.13m x 4.08m), double glazed window to rear, double radiator, and two built in storage cupboards.

**KITCHEN:** (side): 10'24 x 7'20, (3.12m x 2.19m), double glazed window to side, range of wall floor and drawer units with coordinating roll edge work surfaces, coordinating sink unit and drainer with mixer tap, tiled splash backs, oven with gas hob, space for fridge freezer and plumbed area for washing machine as well as double glazed patio doors to rear garden.

**FAMILY BATHROOM:** 3/4 piece suite comprising panelled bath, hand basin and low level wc, double glazed windows to side and single radiator.

**BEDROOM ONE:** (front): 13'23 x 12'40, (4.07m x 3.77m), double glazed window to front, single radiator and coving to ceiling.

**BEDROOM TWO:** (rear): 8'33 x 9'74, (2.53m x 2.94m), double glazed window to rear with single radiator

## 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 1992

## COUNCIL TAX BAND: A

## EPC RATING: E

BL00011771.AJ.BH.22/09/2025.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 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.







Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		69 C
55-68	<b>D</b>		
39-54	<b>E</b>	54 E	
21-38	<b>F</b>		
1-20	<b>G</b>		

