



Wright Street | Blyth | NE24 1HB

£39,950



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One Bedroom House

Mains Water, Electricity, Sewage

Freehold, Council Tax Band A, EPC Rating E

Close To Shops and Transport

Front Garden and Rear Yard

Sold With Tenant in Situ

Gas Heating, Fibre to Premises Broadband

ROOK
MATTHEWS
SAYER

PROPERTY DESCRIPTION:

ENTRANCE: UPVC entrance door to stairs to first floor landing.

LOUNGE: (front/rear): 11'76 x 15'81, (3.58m x 4.81m), double glazed window to front and rear, double radiator and built in storage cupboard.

KITCHEN: (rear): 15'85 x 12'77, (4.83m x 3.88m), double glazed window to rear, double radiator, and range of floor and drawer units with coordinating roll edge work surfaces, stainless steel sink unit drainer with mixer tap.

FAMILY BATHROOM: 3 piece suite with panelled bath, hand basin, low level w.c, double glazed window to rear and single radiator.

BEDROOM ONE: (front): 8'74 x 3'76, (2.66m x 3.76m), double glazed window to front, single radiator, built in cupboard, and loft access.

EXTERNALLY: Rear yard

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre to Premises

Mobile Signal Coverage Blackspot: No

Parking: on street

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

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: E

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	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.



