

Twentieth Avenue | Blyth | NE24 2UB

# Guide Price £72,500





1



1



Semi Detached House Three Bedrooms

Large Rear Gardens/ Driveway No Upper Chain

Gas Heating & Double Glazed Two Reception Rooms

Online Auction - 30<sup>th</sup> October Call to Register!!!

For any more information regarding the property please contact us today

**ENTRANCE PORCH:** UPVC entrance door.

**ENTRANCE HALLWAY:** Stairs to first floor

landing.

**LOUNGE:** (front): 11'74 x 11.95 (3.57m x )3.65m) Double glazed window, built in storage cupboard, radiator, coving to ceiling

**DINING ROOM:** (rear): 7'67 x 7'88 (2.33m x 2.40m)

Double glazed window, radiator.

**KITCHEN:** (rear): 8'11 x7'04 (2.47m x 2.14m) Double glazed window, single radiator. Fitted with a range of wall, floor and drawers units with roll top work surfaces, stainless steel sink and drainer unit with mixer taps, space for cooker.

#### **BATHROOM** (Downstairs)

Three piece suite comprising panelled bath with shower over, pedestal wash hand basin, low level w.c, heated towel rail, double glazed frosted window to side.

## FIRST FLOOR LANDING

Doors to:

**BEDROOM ONE** (front) 12'28 x 9'90 (3.74m x 3.01m)

Double glazed window, single radiator.

**BEDROOM TWO:** (rear): 10'34 x 8'51 (3.15m x 2.59m) Min. measurements excluding recess.

Double glazed window, radiator

Double glazed Willdow, ladiator

**BEDROOM THREE:** (rear): 6'50 x 7'25 (2.07)

x 2.20m)

Double glazed window, loft access.

#### FRONT GARDEN:

Low maintenance garden, walled boundaries, off street parking

#### **REAR GARDEN:**

Fenced boundaries, low maintenance



Branch: blyth@rmsestateagents.co.uk

















# **PRIMARY SERVICES SUPPLY**

Electricity: Mains Water: Mains Sewerage: Mains Heating: Gas Heating Broadband: Cable

Mobile Signal Coverage Blackspot: No

Parking: Off 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:** D

BL00011807.AJ.MW.151025.V.1

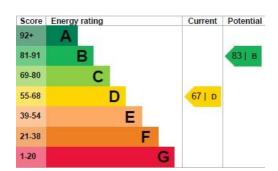




T: 01670 352900

Branch: blyth@rmsestateagents.co.uk





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.

