



Beaumont Street | Blyth | NE24 1HP

**Guide Price
£35,000**



Two Bedroom House

No Upper Chain

Rear Yard With Off Street

Mains Water, Sewage and Electricity, Gas Heating



RMS | Rook
Matthews
Sayer

PROPERTY DESCRIPTION:

LOUNGE: (front): 10'82 x 10'63, (3.29m x 3.24m), double glazed window to front, single radiator and coving to ceiling.

KITCHEN: (rear): 10'99 x 12'49, (3.33m x 3.80m), double glazed window to rear, radiator range of wall, floor and drawer units with coordinating roll edge work surfaces, tiled splash backs, electric hob with extractor fan, space for fridge freezer, storage cupboard and door to rear garden.

FAMILY BATHROOM: 3 piece suite comprising panelled bath, low level WC, double glazed window to rear, heated towel rail, tiling to walls, tiled flooring and storage cupboard.

BEDROOM ONE: (rear): 10'86 x 14'03, (3.31m x 4.27m), double glazed window to front, single radiator, and built in cupboard.

BEDROOM TWO: (rear): 7'50 x 7'86, (2.28m x 2.39m), double glazed window to rear, single radiator, and built in cupboard.

EXTERNALLY: to the rear is a yard with off street parking and electric door.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

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

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: TBC

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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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