



Claremont Terrace | Blyth | NE24 2LE

Auction Guide Price of £45,000



3



1



2

Two Bedroom Terrace House

Gas Heating

No Upper Chain

**Mains Water, Sewage and
Electricity**

Two Reception Rooms

In Need Of Modernisation

Rear Yard

**Close To Shops and Transport
Links**

RMS | Rook
Matthews
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ENTRANCE HALLWAY: Radiator.

LOUNGE: 11'70 x 12'28 (3.56m x 3.74m) min. measurements excluding recess and into bay. Built in cupboard, radiator, window to front.

DINING ROOM: 13'43 x 12'93 (4.09m x 3.94m)
Window to rear. Storage cupboard.

KITCHEN: (side): 6'42 x 10'85 (1.95m x 3.30m)
Double glazed window to rear, range of wall and floor units with roll top work surfaces, stainless steel sink and drainer unit, tiled splashbacks, space for cooker and fridge freezer.

DOWNSTAIRS BATHROOM:
Double glazed window to rear, white suite comprising panelled bath, pedestal wash hand basin, low level w.c, heated towel rail.

FIRST FLOOR LANDING: Loft access, built in storage cupboard

BEDROOM ONE: 10'84 x 13'93 (3.30m x 4.24m)
Double glazed window to front, radiator.

BEDROOM TWO: 13'93 x 11'25 (4.24m x 3.42m)
Double glazed window to rear, built in cupboard

REAR YARD:
Private yard to rear

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

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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For Sale by Auction: 30th June, Option 1, Terms and Conditions apply.

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The reserve price, which may be up to 10% higher than the guide price, is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction. The successful buyer pays a £2000+VAT (total £2400) Auction Administration Fee. Joint Agents: The Agents Property Auction Ltd. Tel 01661 831360 Terms and conditions apply see www.agentspropertyauction.com

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T: 01670 352900

Blyth@rmsestateagents.co.uk

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