



Stanley Street | Blyth | NE24 3BX

£65,000

Perfectly positioned just a short stroll from Ridley Park and Blyth's stunning beach, this spacious upper two-bedroom flat is offered to the market with the added benefit of no upper chain. The accommodation briefly comprises an entrance hallway with stairs leading to the first floor, a bright and spacious lounge, a separate dining room, a fitted kitchen, two well-proportioned bedrooms, and a family bathroom. Externally, the property benefits from a private rear yard. This well-presented home would make an ideal first-time purchase, investment opportunity, or downsizing option, with local amenities, transport links, parks, and the seafront all close by. Interest in this property will be high call 01670 352900 or email Blyth@rmsestateagents.co.uk to arrange your viewing.

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Two Bedroom Upper Flat

Epc Rating D, Council Tax Band A

No Upper Chain

Gas Heating, ADSL Copper Broadband

Rear Yard, Lounge and Dining Room

Mains Electric, Sewerage, Water

Close To Ridley Park and the Beach

Leasehold 999 from 1987 with Approximately 960 Remaining

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION:

ENTRANCE HALLWAY: Stairs to first floor landing with double radiator.

LOUNGE: (front): 13'08 x 13'78, (3.98m x 4.20m), double glazed window to front, and double radiator.

DINING ROOM: (rear): 8'11 x 10'78, (3.28m x 2.47m), double glazed window to rear, single radiator, built in cupboard.

KITCHEN: (rear): 13'04 x 5'87, (3.97m x 1.78m), double glazed window to side, single radiator, range of wall, floor and drawer units coordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer tap, tiled splash backs, built in electric fan assisted oven, electric hob, space for fridge freezer, plumbed area for washing machine, and access to rear yard.

FAMILY BATHROOM: 3 piece suite comprising panelled bath, shower over, wash hand basin, low level wc, double glazed window to side, double radiator, and cladding to walls.

BEDROOM ONE: (front): 14'97 x 8'48, (4.56m x 2.58m), double glazed window to front, built in cupboard.

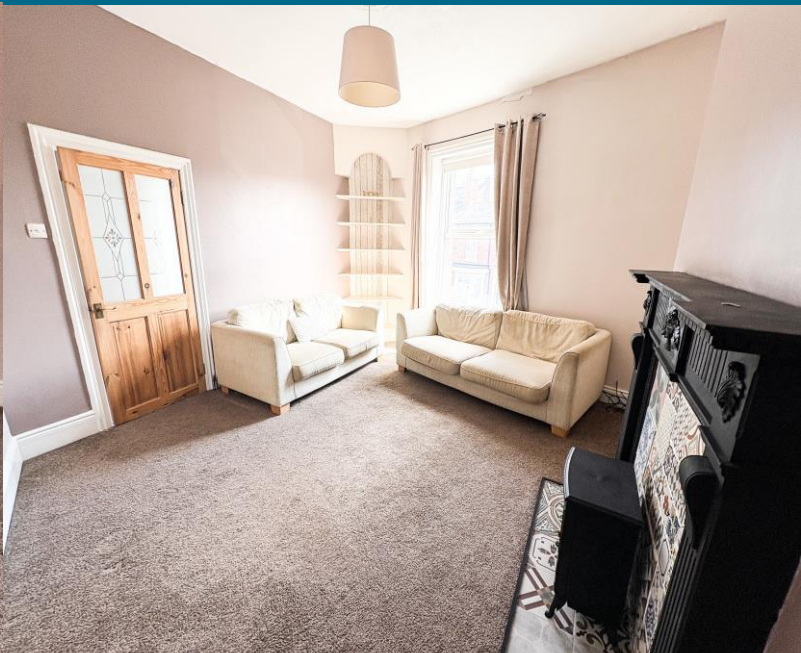
BEDROOM TWO: (front): 9'43 x 7'38, (2.87m x 2.24m), double glazed window to front, double radiator.

EXTERNALLY: rear yard

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PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains
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

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 14-05-1987

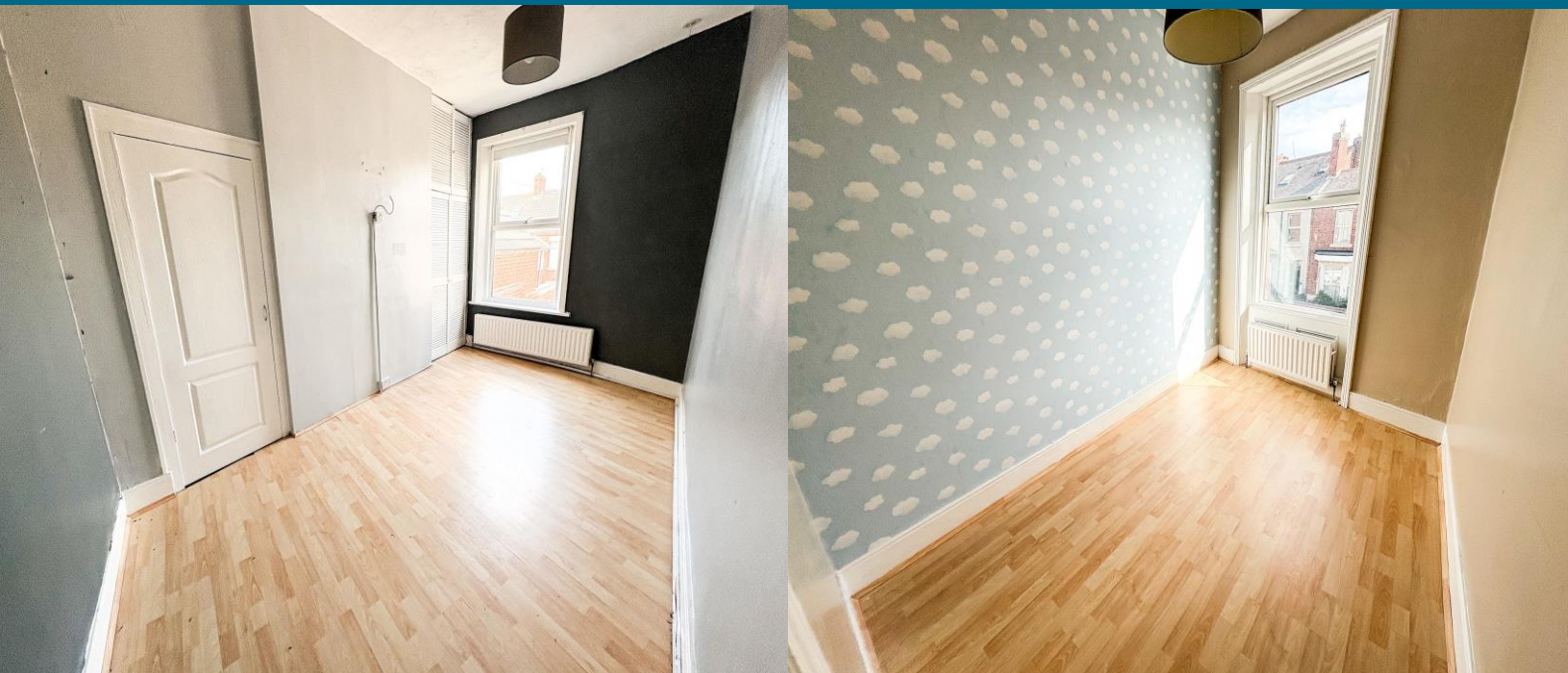
Service Charge: £309 per annum

Buildings Insurance: £17 per month

COUNCIL TAX BAND: A

EPC RATING: D

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	67 D	
39-54	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.

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