



Durban Street | Blyth | NE24 1JA

Auction Guide Price £45,000



3



2



1

End Terraced House

Three Bedrooms

Close to Town Centre

Rear Yard

Sold By Auction- Option 1

Off Street Parking

Gas Heating

Double Glazed

RMS | Rook
Matthews
Sayer

ENTRANCE: Double glazed entrance door, door to lobby.

LOBBY: Staircase to first floor.

LOUNGE: 13' 02" (4.01m) x 16' 05" (5m) Double glazed window to front, laminate flooring, radiator, storage cupboard.

DINING ROOM: 16' 06" (5.03m) x 13' 02" (4.01m) Double glazed windows to front and side, radiator, stripped floor boards, wood fire surround, tiled hearth and back.

KITCHEN: 7' 08" (2.34m) x 12' 11" (3.94m) Fitted wall and base units, stainless steel sink and drainer unit, radiator, double glazed window to rear and front, double glazed door to rear.

FIRST FLOOR LANDING:

BEDROOM ONE: 9' 10" (3m) x 13' 07" (4.14m) Double glazed window to front, large walk in cupboard, radiator.

BEDROOM TWO: 12' 10" (3.91m) x 9' 08" (2.95m) Double glazed window to side, radiator.

BEDROOM THREE: 10' 0" (3.05m) x 7' 0" (2.13m) Double glazed window to front, radiator, loft access.

BATHROOM/W.C. 13' 08" (4.17m) x 7' 0" (2.13m) White suite comprising low level w.c., pedestal wash hand basin panelled bath, shower cubicle, radiator.

REAR YARD Double gates providing secure off street parking.

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

Each auction property is offered at a guide price and is also subject to a reserve price. The guide price is the level where the bidding will commence. The reserve price is the seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell.

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

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas Heating

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

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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.



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