

Holystone Avenue | Blyth | NE24 4QF

£74,950

With its own enclosed garden and garage, this attractive ground floor flat presents an excellent opportunity for those seeking single-level living or a ready-made investment. Neutrally decorated throughout and offering a blank canvas for the new owners, the property briefly comprises a spacious lounge, fitted kitchen, two double bedrooms, with bedroom two benefiting from useful built-in storage, and a bathroom. Externally, there is an enclosed rear garden with its own access, providing a pleasant outdoor space to enjoy, along with a garage situated within a separate block. This appealing home is well suited to a variety of purchasers, including first-time buyers, downsizers and investors alike.

RMS | Rook Matthews Sayer

2 1 1

Fantastic Ground Floor Flat

No Upper Chain

Council Tax Band A

Gas Heating

Leasehold 100 Years From 2010 With Approximately 84 Remaining

Garage, Rear enclosed garden

Two Double Bedrooms

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION:

Entrance UPVC double glazed entrance door Hallway Laminate flooring, door to Lounge 4.54m x 3.28m Double radiator, double glazed window, coving, ceiling rose, laminate flooring, door to:

Kitchen (rear) 2.68m x 2.20m Modern re-fitted range of base, wall and drawer units, high gloss roll edge worktops, integrated electric oven and hob, extractor fan, single drainer sink unit with hot and cold mixer taps, plumbed for automatic washing machine, radiator, double glazed window, double glazed door with Georgian Bar pane insert to rear garden

Rear Hallway Cupboard containing meters

Bedroom One (front) 3.65m x 2.61m, double glazed window, radiator.

Bedroom Two (rear) 2.94m X 2.61m Fitted cupboards housing boiler, radiator, double glazed window

Bathroom Shower cubicle, wash hand basin, low level wc, radiator, and double-glazed window.

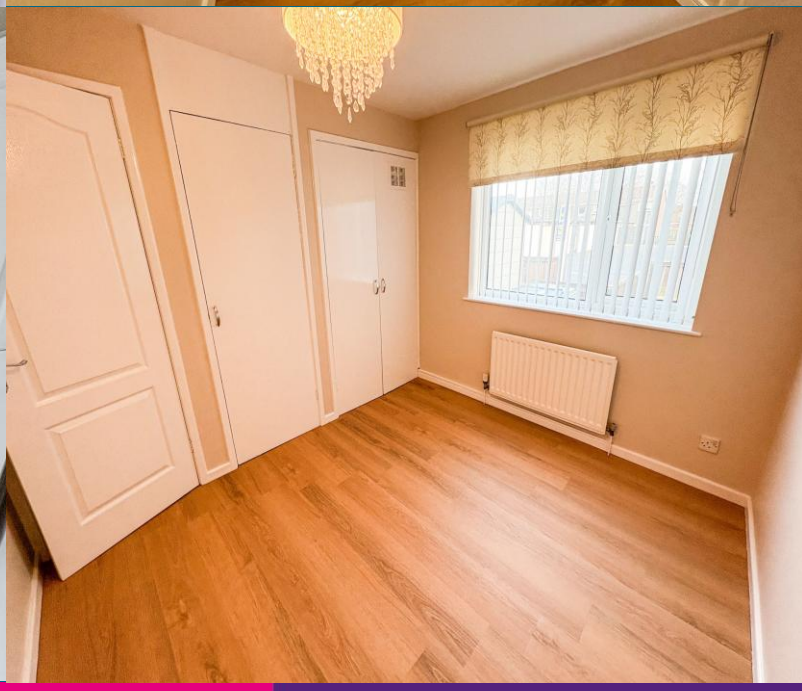
External Private and enclosed rear garden, mainly laid to lawn

T: 01670 352900
Blyth@rmsestateagents.co.uk

RMS | Rook Matthews Sayer





T: 01670 352900
Blyth@rmsestateagents.co.uk

RMS | Rook Matthews Sayer

PRIMARY SERVICES SUPPLY
Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains
Broadband: none
Mobile Signal Coverage Blackspot: No
Parking: Garage/Driveway

MINING
The Northeast 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

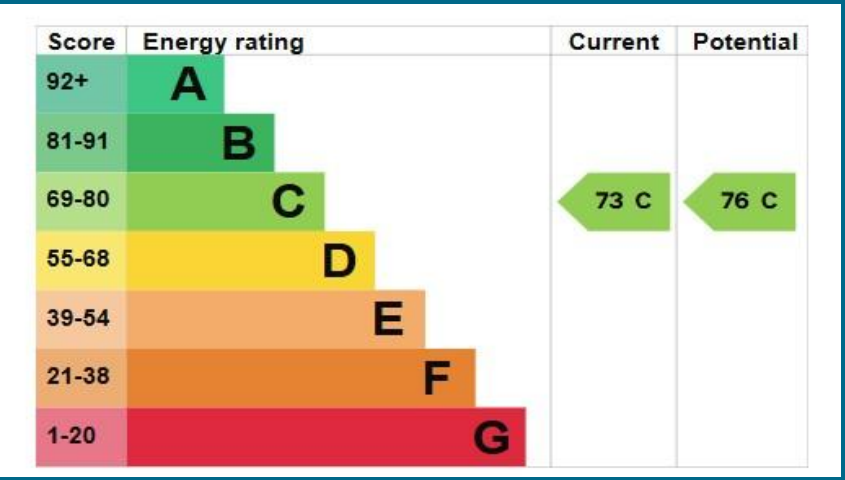
TENURE
Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.
Length of Lease:100 years from 11/11/2010
Ground Rent: £460.50 per annum.

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

COUNCIL TAX BAND: A

EPC RATING: C

BL00012378.AJ.BH.20/11/2026. V.1



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.

The Property Ombudsman

T: 01670 352900
Blyth@rmsestateagents.co.uk

RMS | Rook Matthews Sayer

T: 01670 352900
Blyth@rmsestateagents.co.uk

RMS | Rook Matthews Sayer