



## William Street Blyth

Gorgeous two bedroom house on William Street in Blyth. Well placed for easy access to town centre, schools and road/transport links and briefly comprising: Entrance, lounge with bay window, refurbished kitchen and dining room. To the first floor two bedrooms and refitted luxury bathroom. Externally the property has a town garden to the front and enclosed well kept West facing garden to the rear. Interest in this property will be high call 01670 352900 or email [Blyth@rmsestateagents.co.uk](mailto:Blyth@rmsestateagents.co.uk) to arrange your viewing.

Asking Price **£110,000**

01670 352 900  
21-23 Waterloo Road, Blyth, NE24 1BW

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[www.rookmatthewssayer.co.uk](http://www.rookmatthewssayer.co.uk)  
[blyth@rmsestateagents.co.uk](mailto:blyth@rmsestateagents.co.uk)



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## ENTRANCE

Double glazed entrance door.

## LOUNGE 12' 09" (3.89m) X 15' 05" (4.7m) (Plus Bay)

Double glazed bay window to front with leaded top lights, wall mounted gas fire, alcoves. Staircase to first floor, telephone and television points, coving to ceiling, double radiator and single radiator, part glazed door to kitchen.



## KITCHEN 13' 09" (4.19m) X 7' 05" (2.26m)

Fitted with a range of wall and base units, work surfaces, 1.5 bowl sink unit. Built in gas hob and electric oven, extractor hood, space for washing machine and fridge/freezer, combi boiler enclosed in unit. Tiled floor, radiator, archway to dining room. Double glazed window to rear.

## DINING ROOM 10' 08" (3.25m) X 5' 11" (1.8m)

Double glazed window to side and rear, radiator, double glazed door to rear.

## FIRST FLOOR LANDING

Access to boarded roof space.

## BEDROOM ONE 11' 12" (6.43m) X 12' 03" (3.73m) (Into Alcove)

Double glazed window to front, television point, coving to ceiling, double radiator, fitted wardrobe, built in cupboard.



## BEDROOM TWO 8' 11" (2.72m) X 7' 01" (2.16m)

Double glazed window to rear, coving to ceiling, double radiator.

## BATHROOM/W.C.

White three piece suite comprising P Shaped panelled bath, wash hand basin set in vanity unit with storage, low level WC, heated towel rail, spotlights to ceiling.

## FRONT GARDEN

Walled boundaries, gravelled area

## REAR GARDEN

Ornamental slate area, decked area, fenced boundaries and gated access to rear.

## PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband:

Mobile Signal Coverage Blackspot: No

Parking: On street parking



## MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and 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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**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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