



## Wellington Street Blyth

Gorgeous substantial Three Bedroom End Terrace house situated close to Ridley Park and the Beach. The property has been greatly improved by the current owners and briefly comprising: Entrance hallway, light and airy lounge, dining kitchen, utility and ground floor cloak/WC. Three bedrooms and family bathroom to first floor. The property also boasts a good sized rear yard. 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 **£135,000**

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

ROOK  
MATTHEWS  
SAYER

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



# Wellington Street Blyth

## ENTRANCE

UPVC entrance door

## ENTRANCE HALLWAY

Stairs to first floor landing

## CLOAKS/WC

Low level WC, double glazed window, storage window

## LOUNGE 13'03 (3.96) X 15'72 (4.75) maximum measurements into recess

Double glazed window to front, double radiator, fire surround, coving to ceiling

## KITCHEN/DINING ROOM 13'01 (3.96) X 12'98 (3.89)

Double glazed window to front, double radiator, range of wall, floor and drawer units with co-ordinating roll edge work surfaces, tiled splash backs, space for cooker

## UTILITY ROOM

Double glazed window to rear, space for fridge/freezer, plumbed for washing machine, door to rear yard

## FIRST FLOOR LANDING

Double glazed window to side, built in storage cupboard

## LOFT

Pull down ladders

## BEDROOM ONE 13'02 (3.96) X 11'75 (3.53) minimum measurements into recess

Double glazed window to front, single radiator,

## BEDROOM TWO 12'45 (3.76) X 8'30 (2.52) maximum measurements into recess

Double glazed window to front, single radiator, fitted wardrobes

## BEDROOM THREE 9'44 (2.84) X 8'66 (2.59)

Double glazed window to front, single radiator

## BATHROOM/WC

3 piece suite comprising: Shower over panelled bath, hand basin, low level WC, double glazed window to rear, double radiator, part tiling to walls, tiled flooring

## REAR YARD

Shed

## PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre (cabinet)

Mobile Signal Coverage Blackspot: No

Parking: On street



**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: D**

BL00002554.AJ.DS.11/07/2024.V.1



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	62 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.

**16 Branches across the North-East**

