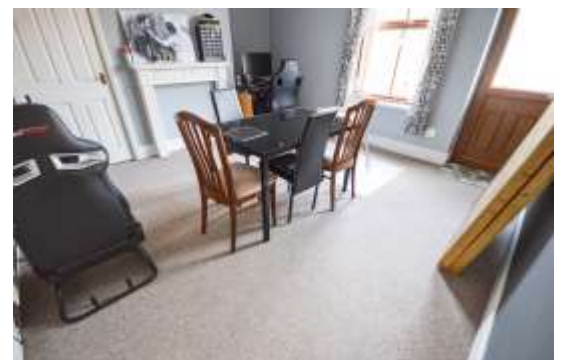




## Wright Street Blyth

- Mid Terraced House
- Two Reception Rooms
- Three Bedrooms
- Off Street Parking
- No Upper Chain

**Auction Guide Price £ 65,000**



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)

# Wright Street

Blyth

## ENTRANCE HALL

Double glazed entrance door, staircase to first floor, understairs area

## LOUNGE 17' 05" (5.31m) X 13' 01" (3.99m)

Double glazed window to front, electric fire with marble effect surround, marble inset and hearth, television point, dado rail, radiator

## DINING ROOM 14' 05" (4.39m) Into Alcove X 13' 08" (4.17m)

Double glazed window to rear, fitted gas fire, wood effect surround, alcoves, cupboard, dado rail, double glazed door to rear, radiator, double radiator

## KITCHEN 10' 03" (3.12m) X 9' 11" (3.02m)

Fitted with a range of wall and base units, work surfaces, single drainer sink unit, built in electric oven and hob, extractor hood, space for automatic washing machine, part tiled walls, integral dishwasher, space for fridge/freezer, double glazed window to rear



## BEDROOM ONE 13' 0" (3.96m) X 11' 04" (3.45m)

Double glazed window to front, built in wardrobes, double radiator

## BEDROOM TWO 10' 07" (3.23m) X 13' 07" (4.14m)

Double glazed window to rear, fitted bedroom furniture, fitted wardrobes, built in cupboard, double radiator



## BEDROOM THREE 10' 01" (3.07m) X 9' 09" (2.97m)

Double glazed window to front, double radiator

## BATHROOM/W.C.

White three piece suite comprising panelled bath, wash hand basin set in vanity unit, step in shower cubicle with mains shower, low level WC, part tiled walls, radiator, double glazed frosted window to rear



## REAR YARD

Double timber gates providing off street parking, walled boundaries

## PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: ADSL (modem)

Mobile Signal Coverage Blackspot: No

Parking: Garage and off street parking in rear yard



## 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: C

BL00011129.AJ.DS.09/07/2024.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 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



The Property  
Ombudsman