



Fontburn House, Haggerston Road Blyth

- Ground Floor Flat
- One Bedroom
- Secure Entrance
- Allocated Parking
- No Upper Chain

Offers Over £55,000



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ROOK
MATTHEWS
SAYER

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Blyth

ENTRANCE

Wooden entrance door

ENTRANCE HALLWAY

Storage cupboard

LOUNGE 13'05 (3.96) X 10'24 (3.10) maximum measurements into recess

Double glazed window to side, two single radiators

KITCHEN

Double glazed window to front, range of wall, floor and drawer units with co-ordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer tap, tiled splash backs, electric oven, gas hob, space for fridge/freezer, integrated washing machine, plumbed for washing machine

BEDROOM ONE 10'80 (3.25) X 9'51 (2.87) maximum measurements into recess

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 front, single radiator

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre to cabinet

Mobile Signal Coverage Blackspot: No

Parking: Allocated parking space

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.

ACCESSIBILITY

This property has accessibility:

- Level access
- Wide doorways

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: 125 years from 1st January 2018

Ground Rent: £50 per annum. Date of review: 12/12/2025

Service Charge: £970.33 per annum

COUNCIL TAX BAND: A

EPC RATING: B

BL00011414.AJ.DS.04/02/2025.V.2

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | 81 B | 81 B |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



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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.

16 Branches across the North-East

