



Charlton Street | Blyth | NE24 2LF

**£79,950**



**2**



**1**



**1**

**Gable End House**

**Two Bedrooms**

**Ample Storage**

**Rear Yard**

**No Upper Chain**

**Close to Shops & Transport**

ROOK  
MATTHEWS  
SAYER

ENTRANCE  
UPVC entrance door

ENTRANCE HALLWAY  
Stairs to first floor landing, under floor spot lights

LOUNG 15'11 (4.85) X 10'99 (3.28) maximum measurements into recess  
Double glazed window to front, double radiator, under floor spot lights, fire surround with gas fire inset and hearth

KITCHEN 9'27 (2.79) X 7'81 (2.33)  
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, built in electric oven, gas hob, plumbed for washing machine

BEDROOM ONE 11'08 (3.35) X 9'74 (2.92) maximum measurements into recess  
Double glazed window to front, single radiator, built in cupboard

BEDROOM TWO 8'59 (2.57) X 7'87 (2.33) maximum measurements into recess  
Double glazed window to side, single radiator

BATHROOM/WC  
4 piece suite comprising: Panelled bath, hand basin, shower cubicle, low level WC, spot lights, double window to front and rear, double radiator, tiling to walls, tiled flooring

SMALL REAR YARD  
Bin storage

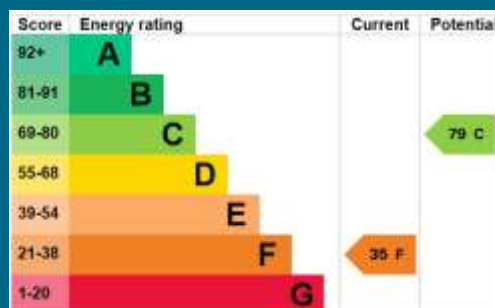
**PRIMARY SERVICES SUPPLY**  
Electricity: Mains  
Water: Mains  
Sewerage: Mains  
Heating: Gas  
Mobile Signal Coverage Blackspot: No  
Parking: On street

**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.

**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: F**

BL00009354.AJ.DS.02/05/2025.V.2





**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.

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**ROOK  
MATTHEWS  
SAYER**