

Percy Street | Blyth | NE24 3DE

£50,000



2



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**First Floor Flat** 

**Shared Yard** 

**No Upper Chain** 

**Two Bedrooms** 

In Need Of Modernisation



Set in the heart of Blyth's popular Percy Street, this two-bedroom upper flat offers a fantastic chance to create a stylish home through renovation. With no upper chain, the property is available for immediate purchase and offers great potential for modernisation throughout. The layout includes two generously sized bedrooms, a kitchen, and a bathroom, all in need of updating. Ideally located close to Ridley Park and within easy reach of local amenities and transport links, this is a perfect opportunity for first-time buyers, investors, or anyone seeking a rewarding project in a sought-after location. The property also boasts a shared yard. Interest in this property will be high call 01670 352900 or email Blyth@rmsestateagents.co.uk to arrange your viewing.

**ENTRANCE** 

**UPVC** entrance door

ENTRANCE HALLWAY
Stairs to first floor landing

LOUNGE 14'70 (4.45) X 11'31 (3.43) minimum measurements excluding recess Double glazed window to rear, single radiator

### KITCHEN 9'64 (2.90) X 8'06 (2.44)

Double glazed window to rear and side, single radiator, 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, oven, electric hob, space for fridge/freezer, double glazed door to rear yard

BEDROOM ONE 14'86 (4.47) X 11'78 (3.53) minimum measurements excluding recess

BEDROOM TWO 9'84 (2.95) X 9'20 (2.79) Double gazed window to front, single radiator

#### BATHROOM/WC

3 piece suite comprising: Panelled bath, pedestal wash hand basin, low level WC, Double glazed window to rear, heated towel rail

SHARED REAR YARD

### PRIMARY SERVICES SUPPLY

Electricity: Mains Water: Mains Sewerage: Mains

Mobile Signal Coverage Blackspot: No

Parking: On street parking

## MINING

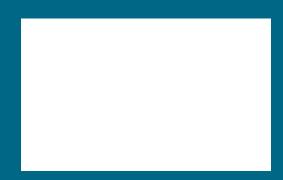
The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

# TENURE

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: 999 years from 29th September 2022

COUNCIL TAX BAND: A EPC RATING: TBC

BL00011639.AJ.DS.18/06/2025.V.1

















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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.

