



Percy Street | Blyth | NE24 3DE

£50,000



First Floor Flat

Two Bedrooms

Shared Yard

In Need Of Modernisation

No Upper Chain

ROOK
MATTHEWS
SAYER

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 glazed 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

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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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