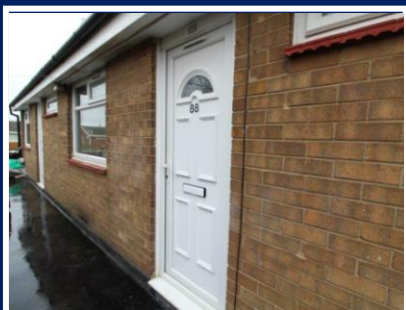




Holystone Avenue, Newsham Farm Estate, Blyth  
£29,950



**LENNON**  
PROPERTIES  
SALES | LETTINGS | MANAGEMENT | COMMERCIAL



## Holystone Avenue, Newsham Farm Estate, Blyth

Located on a private residential development in a cul-de-sac location we bring to the market with no upper chain this first floor flat. This one bedroom property would make an ideal first home or investment purchase. Internal accommodation briefly comprising of entrance hall, bathroom, open plan lounge / kitchen and a spacious bedroom. Also benefiting from electric central heating and upvc double glazing.



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**HALLWAY**

Via door to hallway

**BATHROOM**

5' 5" x 7' 0" (1.672m x 2.153m)

Three piece suite in white comprising of panelled bath, low level wc and pedestal wash hand basin.

**LOUNGE / KITCHEN**

19' 5" x 9' 8" (5.921m x 2.948m)

Open plan lounge / kitchen area with fitted base and wall units with stainless steel sink and drainer unit, space for fridge and plumbed for automatic washing machine.

**BEDROOM**

Upvc window, electric heater

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82   B
69-80	C		
55-68	D	60   D	
39-54	E		
21-38	F		

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off / disconnected or drained services or appliances - All measurements are approximate. MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.



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