



Sidney Street | Blyth | NE24 2RD

**£69,000**



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ROOK  
MATTHEWS  
SAYER

**Stunning Two Bedroom Flat**

**Leasehold with Approximately  
962 Remaining**

**First Floor, Fully Refurbished**

**Gas Heating**

**No Upper Chain**

**Rear Yard**

**Mains Water, Sewage and  
Electricity**

**Currently Used As Air B&B**

**For any more information regarding the property please contact us today**

**PROPERTY DESCRIPTION:**

**ENTRANCE:** UPVC Entrance Porch

**ENTRANCE HALLWAY:** stairs to first floor landing

**LOUNGE:** (rear): 14'93 x 14'37, (4.33m x 4.37m), double glazed window to rear and single radiator.

**KITCHEN:** (rear): 9'01 x 9'01, (2.74m x 2.74m), double glazed window to rear, single radiator, range of wall, floor and drawer units with coordinating roll edge work surfaces, coordinating sink unit and drainer with mixer tap, tiled splash backs, electric oven with electric hob, plumbed area for washing machine and dishwasher as well as double glazed patio doors to rear yard.

**FAMILY BATHROOM:** 3 piece suite comprising panelled bath, shower over, hand basin, low level wc as well as a heated towel rail and double glazed window to rear.

**BEDROOM ONE:** (front): 13'15 x 9'04, (4.00m x 2.75m), double glazed window to front, single radiator, and fitted wardrobes.

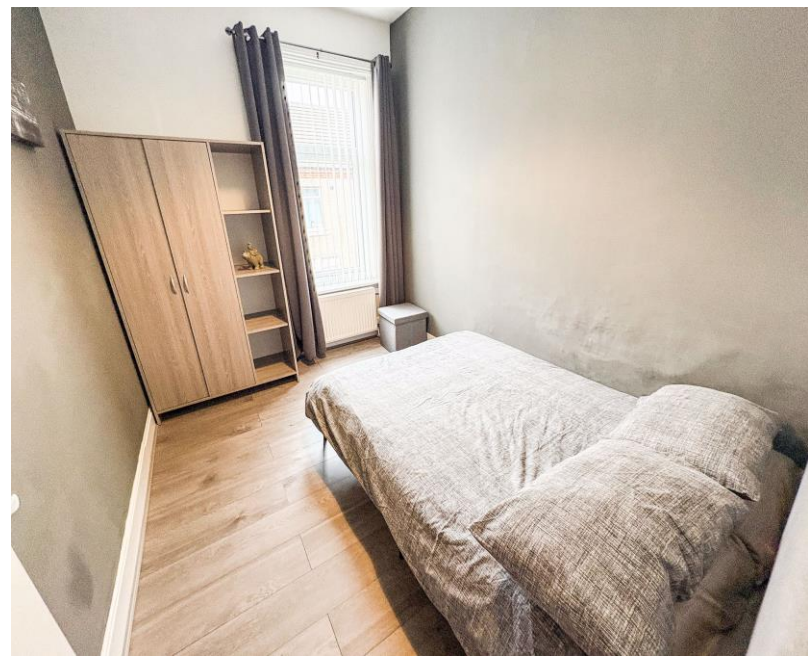
**BEDROOM TWO:** (front): 10'80 x 8'01, (3.29m x 8.01m), double glazed window to front, and single radiator.

**EXTERNALLY:** yard to rear

**T: 01670 352900**

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### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas Central

Broadband:

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

### BUILDING WORKS

Any known planning permissions or proposals in the immediate locality: No

Outstanding building works at the property: No

### 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 02/11/1988

Ground Rent: £0.

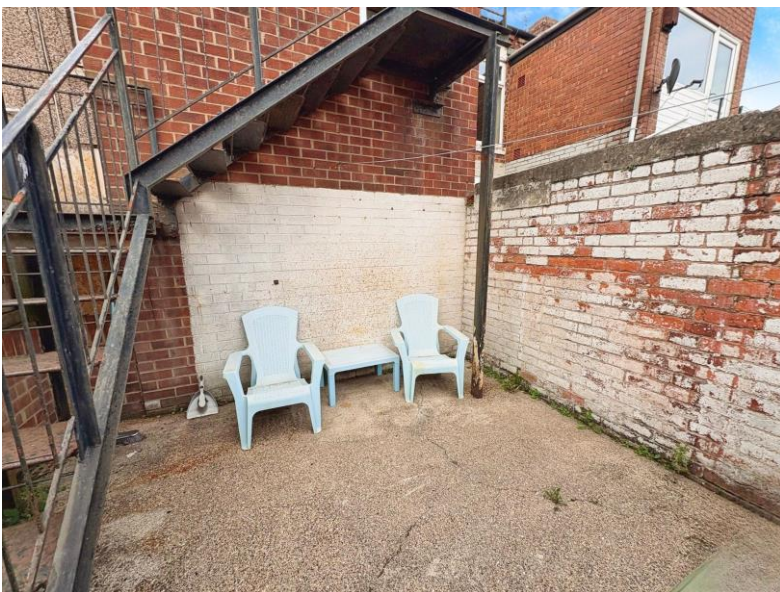
Service Charge: £0 per

Buildings Insurance Premium: £140 per year

**COUNCIL TAX BAND: TBC**

**EPC RATING: TBC**

BL00011815.AJ.BH.20/10/2025.V.1



EPC GRAPH

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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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