



William Street | Blyth | NE24 xxx

£65,000

Beautifully renovated lower flat. Oozing style and fabulous presentation, this property has charm, space and a location convenient for most local amenities. Entrance hallway, lounge, stunning re-fitted kitchen with appliances. Modern, white bathroom suite with shower and forest waterfall spray, two spacious bedrooms, gas radiator central heating system via combi boiler, double glazed window. No onward chain!

RMS | Rook
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Sayer



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Gorgeous Ground Floor Flat

**Mains Water, Electricity,
Sewage**

No Upper Chain

**Epc Rating c, Council Tax Band
A**

**Gas Heating, Fibre to Premises
Broadband**

Two Bedrooms

**Modern Bathroom with
Forest Waterfall Shower**

**Leasehold 999 Years from
2008 With Approximately 981
Remaining**

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION:

ENTRANCE HALLWAY: Wood effect flooring, radiator, under-stair cupboard, door to:

LOUNGE: (rear): 12'3 x 13'9, with measurements into alcoves, (3.73 x 4.19m) Feature hearth, radiator, double glazed window, door to:

KITCHEN: (rear): 8'9 x 7'9, (2.67 x 2.36m) Gorgeous fitted kitchen incorporating a range of contemporary base, wall and drawer units, high gloss roll edge worktops, single drainer sink unit with mixer taps, integrated electric oven, hob and cooker hood, brick effect tiling, plumbed for automatic washing machine, radiator, combination boiler, double glazed window

REAR HALLWAY: Double glazed door to rear yard, space for fridge freezer

BEDROOM ONE: (front): 13'6 x 10'9, (4.12 x 3.28m) Radiator, double glazed window

BEDROOM TWO: (rear): 8'9 x 5'10, (2.67 x 1.79m) Radiator, double glazed window

EXTERNALLY: Shared rear yard

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PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: Fibre to premises

Mobile Signal Coverage Blackspot: No

Parking: On street parking

MINING

The Northeast 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

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

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

COUNCIL TAX BAND: A

EPC RATING: C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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



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.