



Wensleydale Terrace | Blyth | NE24 3HF

Auction Guide Price of £55,000

Coastal living with Ridley Park on the doorstep — this two-bedroom upper flat is ideally positioned just minutes from both the park and Blyth beach. The property offers two good-sized bedrooms, a comfortable lounge, kitchen and bathroom, along with a rear yard providing useful outdoor space. Offered with no onward chain, the property would make an ideal first home for those looking to get onto the property ladder, or an attractive investment opportunity for landlords. With its convenient location close to the park, beach and local amenities, this is a property well worth viewing.

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Two Bedroom Upper Flat
Close To Beach and Ridley
Park

No Upper Chain

Council Tax Band A, Epc
Rating D

Leasehold 999 From 2010 With
Approximately 983 Remaining

Shared Rear Yard

Gas Heating, Fibre To
Premises Broadband

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION:

ENTRANCE

ENTRANCE HALLWAY: stairs to first floor landing

LOUNGE: (rear): 11'12 x 13'79, (3.38m x 4.20m), double glazed window to rear, double radiator, built in storage cupboard, and coving to ceiling,

KITCHEN: (side): 13'32 x 6'43, (4.05m x 1.95m), double glazed window to side, range of wall, floor and drawer units with coordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer tap, space for cooker and fridge freezer.

FAMILY BATHROOM: 3-piece suite comprising, paneled bath, shower over, hand basin, low level wc, double glazed window to rear, single radiator and part tiling to walls as well as storage cupboard.

BEDROOM ONE: (front): 13'75 x 11'63, (4.19m x 3.54m), double glazed window to front, single radiator and coving to ceiling.

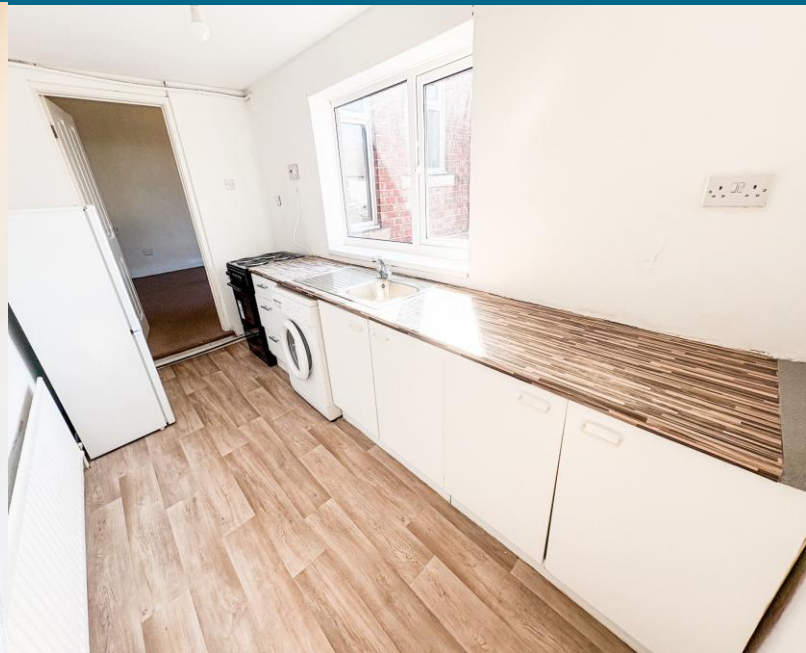
BEDROOM TWO: (front): 6'83 x 8'87, (2.08m x 2.70m), double glazed window to front, single radiator and coving to ceiling.

EXTERNALLY: to the rear is a shared 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

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

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: 999years from 1st January 2010

COUNCIL TAX BAND: A

EPC RATING: D

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	60 D	65 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.