



Wensleydale Terrace | Blyth | NE24 3EQ

Offers Over £110,000



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ROOK
MATTHEWS
SAYER

Four Bedroom Upper Maisonette

**Utility Room and Separate
W.C.**

No Upper Chain

Council Tax Band A, EPC Rating C

Fully Refurbished

**Gas Heating Fibre to Premises
Broadband**

**Leasehold 999 from 2018 with
Approximately 993 Remaining**

Mains Water, Sewage, Electricity

For any more information regarding the property please contact us today

Located just a short walk from the scenic coastline and the popular Ridley Park, this beautifully presented four-bedroom upper maisonette offers a fantastic blend of modern living and traditional charm. Perfectly suited to families, first-time buyers, or investors, the property is offered with no upper chain and has been fully refurbished throughout, making it an ideal move-in-ready home. Set over two floors, the property boasts its own private entrance hall at ground level, giving a sense of space and privacy as you enter. A useful utility room on this level to the rear provides excellent additional storage and laundry facilities. On the first floor, you'll find a newly fitted, contemporary kitchen with ample workspace. The spacious lounge offers a bright and welcoming space for relaxing or entertaining, while three good-sized bedrooms provide flexibility for family living, home working, or guest accommodation. The top floor features a large primary bedroom, flooded with natural light, along with a stylishly updated family bathroom with W.C. and a further separate W.C., ideal for larger households or visiting guests. To the rear of the property is a private yard, offering a pleasant outdoor space for seating, storage, or play. This superb maisonette is not only spacious and thoughtfully updated, but also ideally located close to local amenities, transport links, the beach, and the green open spaces of Ridley Park—making it an ideal home in a highly desirable area. Viewing is highly recommended to fully appreciate the space, quality, and lifestyle this property has to offer. Interest in this property will be high call 01670 352900 or email Blyth@rmsestateagents.co.uk to arrange your viewing.

PROPERTY DESCRIPTION:

ENTRANCE: door to:

ENTRANCE HALLWAY: stairs to first floor landing

LOUNGE: (rear): 11'71 x 14'56, (3.56m x 4.43m), double glazed windows to rear and double radiator.

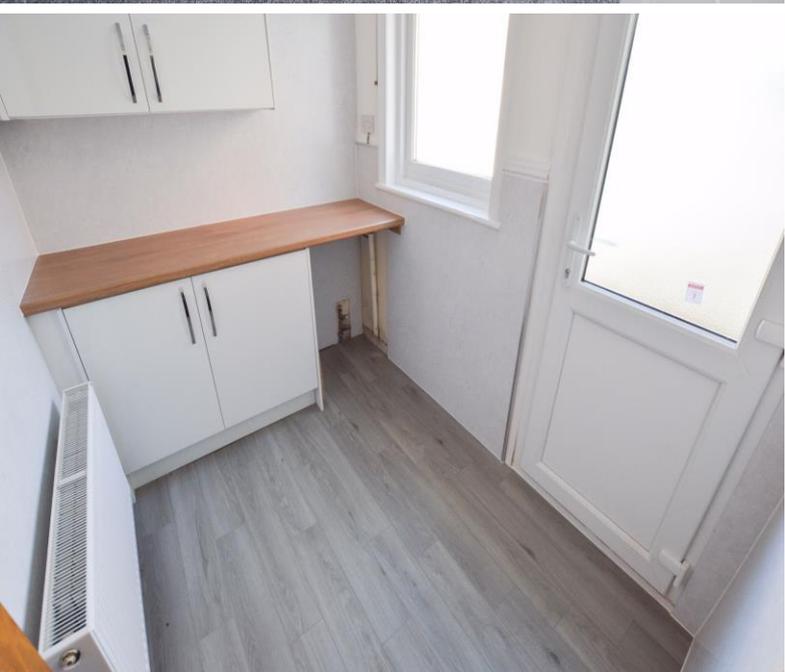
KITCHEN: (rear & side): 13'94 x 6'10, (4.24m x 2.84m), double glazed window to rear and side, double radiator, range of wall, floor, and drawer units with coordinating roll edge work surfaces, electric oven and hob with extractor fan above as well as space for a fridge freezer

UTILITY ROOM: double glazed window to rear, work surface and plumed area for washing machine.

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Branch: blyth@rmsestateagents.co.uk

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FAMILY BATHROOM: 4 piece suite comprising a panelled bath, pedestal bath and pedestal wash hand basin as well as a shower cubicle and low level w.c, double radiator and cladding to walls.

BEDROOM ONE: (front): 14'60 x 12'90, (4.45m x 3.93m), window to front and double radiator

BEDROOM TWO: (rear): 16'39 x 9'41, (4.99m x 2.92m), double glazed window to rear, and single radiator.

BEDROOM THREE: (front): 10'67 x 2'31, (3.25m x 2.31m), double glazed window to front, double radiator and built in cupboard.

BEDROOM FOUR: double glazed window to front, single radiator

EXTERNALLY: near yard with bin shed

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre to premises

Mobile Signal Coverage Blackspot: No

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 [2018]

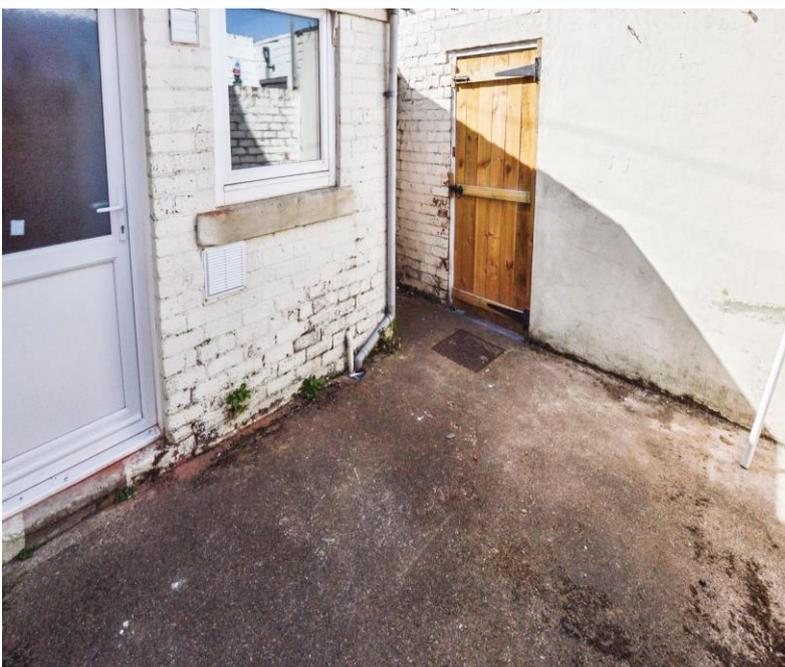
Ground Rent: £0

Service Charge: £0

COUNCIL TAX BAND: A

EPC RATING: C

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 69 C | 77 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

EPC RATING

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.



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