



Holystone Close | Blyth | NE24 4QF

## Guide Price £55,000

Enjoy a blend of space, comfort, and practicality in this well-appointed first-floor flat on the highly sought-after Holystone Avenue. The property boasts a bright and airy lounge, perfect for relaxing or entertaining guests, and a fitted kitchen with ample storage and workspace, ideal for home cooking and social dining. There are two well-proportioned bedrooms, providing versatile accommodation for families, couples, or home office use, alongside a modern family bathroom. Externally, the flat benefits from a private garden, offering a peaceful outdoor space to enjoy the sunshine or unwind after a busy day, as well as a garage for additional storage or flexible use. Situated in a popular residential area, the property is close to local shops, schools, and excellent transport links, making commuting and everyday errands straightforward. This flat represents an ideal opportunity for first-time buyers, downsizers, or investors looking for a home in a desirable location with both practical amenities and lifestyle appeal. With its combination of indoor and outdoor space, convenient location, and comfortable accommodation, it offers a truly enjoyable living experience. Interest in this property will be high call 01670 352900 or email [Blyth@rmsestateagents.co.uk](mailto:Blyth@rmsestateagents.co.uk) to arrange your viewing.

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**Gorgeous Two Bedroom  
Upper Flat**

**Gas Heating, Fibre to  
Premises Broadband**

**Garage and Off Street  
Parking**

**Mains Water, Sewage And  
Electricity**

**Front Garden**

**Leasehold 100 Years From  
1973 With Approximately 47  
Remaining**

**Close To Shops and  
Transport Links**

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

#### **PROPERTY DESCRIPTION:**

##### **ENTRANCE**

**ENTRANCE HALLWAY:** storage cupboard and tiled floor

**LOUNGE:** (front): 14'91 x 11'21, (4.54m x 3.41m), double glazed window to front and single radiator.

**KITCHEN:** (rear): 8'72 x 6'64, (2.65m x 2.02m), double glazed window to rear, single radiator, range of wall, floor and drawer unit with coordinating roll edge work surfaces, electric hob, space for fridge freezer, plumbed area for washing machine, and tiled floor.

**FAMILY BATHROOM:** 3 piece suite comprising, panelled bath, pedestal wash hand basin, low level wc, spotlights, double glazed window to rear, heated towel rail and cladding to walls.

**BEDROOM ONE:** (front): 11'88 x 8'71, (3.62m x 2.67m), double glazed window to front, single radiator and built in cupboard.

**BEDROOM TWO:** (rear): 9'65 x 8'79, (2.94m x 2.67m), double glazed window to rear, single radiator, and built in cupboard.

**EXTERNALLY:** the front garden is fully to this property as well as a single garage to rear.

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### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Mobile Signal Coverage Blackspot: No

Parking: Garage

### 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

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

**COUNCIL TAX BAND: A**

**EPC RATING: TBC**

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"DoubleClick Insert Picture"  
FLOORPLAN TBC

"DoubleClick Insert Picture"  
EPC RATING TBC

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**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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