



Claremont Terrace | Blyth | NE24 2LE

**Guide Price £32,500**



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**Terraced House**

**One Bedroom**

**No Upper Chain**

**Auction Option 1 – 29.01.26**

**Needs Modernization**

**Investment Opportunity**

**Rear Yard**

**Gas Heating**

**RMS** | Rook  
Matthews  
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**For Sale by Auction: 29/01/2026, Option 1, Terms and Conditions apply.**

Each auction property is offered at a guide price and is also subject to a reserve price. The guide price is the level where the bidding will commence. The reserve price is the seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price, which may be up to 10% higher than the guide price, is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction. The successful buyer pays a £2000+VAT (total £2400) Auction Administration Fee.

Joint Agents: The Agents Property Auction Ltd. Tel 01661 831360

**Terms and conditions apply see [www.agentspropertyauction.com](http://www.agentspropertyauction.com)**

An ideal investment opportunity, this one bedroom terraced house in Blyth is offered for sale with no upper chain and is available to cash buyers only. The accommodation briefly comprises an entrance hallway leading through to a lounge and kitchen area, noting that the property currently does not have a fitted kitchen. To the first floor there is a bedroom and a bathroom. Requiring full refurbishment throughout, the property offers excellent potential for improvement and modernisation, making it well suited to investors or buyers seeking a renovation project. 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.

#### **ENTRANCE HALLWAY:**

**LOUNGE:** (rear): 13'44 x 12'44, (4.09m x 3.79m), with measurements into recess.

Window to rear, coving to ceiling.

**KITCHEN:** (rear)

Window to rear, access to rear yard. Currently no kitchen fitted.

**REAR YARD:** Private yard to rear

**BATHROOM:** Double glazed window to rear, panelled bath, hand basin, low level w.c., double radiator.

**BEDROOM ONE:** (rear) 13'35 x 12'44 (4.06m x 3.79m)

Double glazed window to rear.

#### **PRIMARY SERVICES SUPPLY**

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas Heating

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.

#### **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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**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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