



Sidney Gardens | Blyth | NE24 5NJ

£75,000



First Floor Apartment

Fully Refurbished

Secure Entry

Allocated Parking Bay

Two bedrooms

New Flooring Throughout

No Upper Chain

Bike Store

**ROOK
MATTHEWS
SAYER**

Set within a quiet and well-kept development in the popular Sidney Gardens area of Blyth, this beautifully refurbished first-floor flat offers stylish, move-in-ready accommodation. With no upper chain, it presents a fantastic opportunity for first-time buyers, downsizers, or investors alike. The property features a newly fitted kitchen and a contemporary shower room, both finished with a keen eye for detail. A secure entry system provides peace of mind, while residents can enjoy access to a well-maintained communal garden, perfect for relaxing outdoors. Additional benefits include a convenient bike store, ideal for active lifestyles. The property is close to local shops, schools and transport links, access to the A189 spine road, including the new train station opening very soon. This immaculate home is ready to move into and must be seen to be fully appreciated. Interest in this property will be high call 01670 352900 or email Blyth@rmsestateagents.co.uk to arrange your viewing.

COMMUNAL ENTRANCE

Double glazed entrance door, staircase to first floor

ENTRANCE HALL

Door to apartment, intercom system, radiator

KITCHEN/LOUNGE 21' 01" (6.43M) X 11' 07" (3.53M)

Fitted with a range of wall and base units, single drainer sink unit built in electric oven & gas hob, extractor hood, integrated washing machine and fridge/freezer, tiled splash backs, part tile walls, wall mounted combi boiler, television point, radiator, double glazed window to side& rear

BEDROOM ONE 9' 07" (2.92M) X 9' 06" (2.9M)

Double glazed window to rear, fitted wardrobes, radiator

BEDROOM TWO 10' 07" (3.23M) X 9' 00" (2.74M)

Double glazed window to rear, radiator

SHOWER ROOM/WC

3 piece suite comprising: Shower cubicle, wash hand basin in vanity unit, low level WC, heated towel rail, fully tiled walls

FRONT EXTERNAL

Allocated parking space

REAR EXTERNAL

Communal garden, laid mainly to lawn

PRIMARY SERVICES SUPPLY

- Electricity: Mains
- Water: Mains
- Sewerage: Mains
- Heating: Gas
- Mobile Signal Coverage Blackspot: No
- Parking: Allocated parking space

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

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: 125 years from 1st January 2008

Ground Rent: £195.13 per annum.

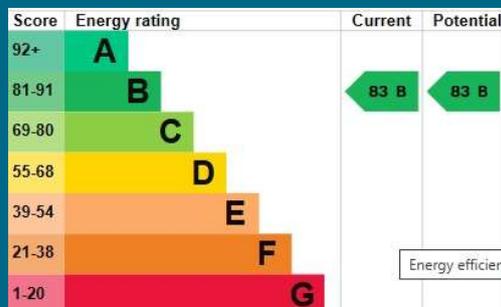
Service Charge: £980.44 per annum

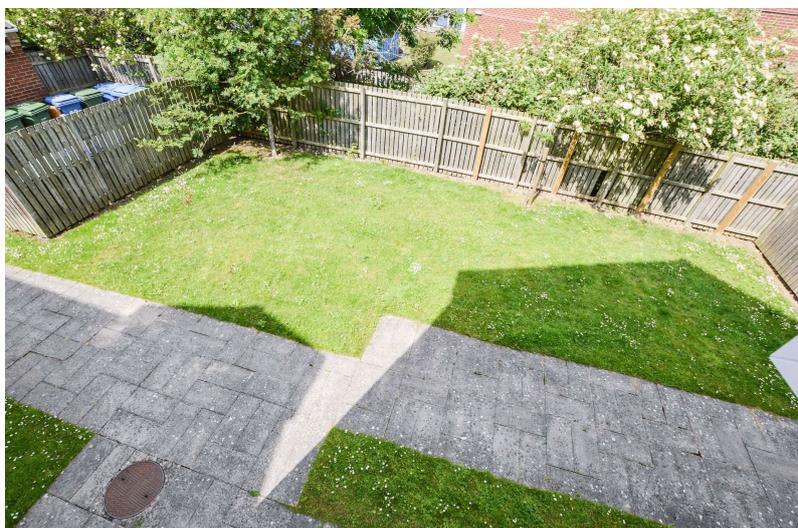
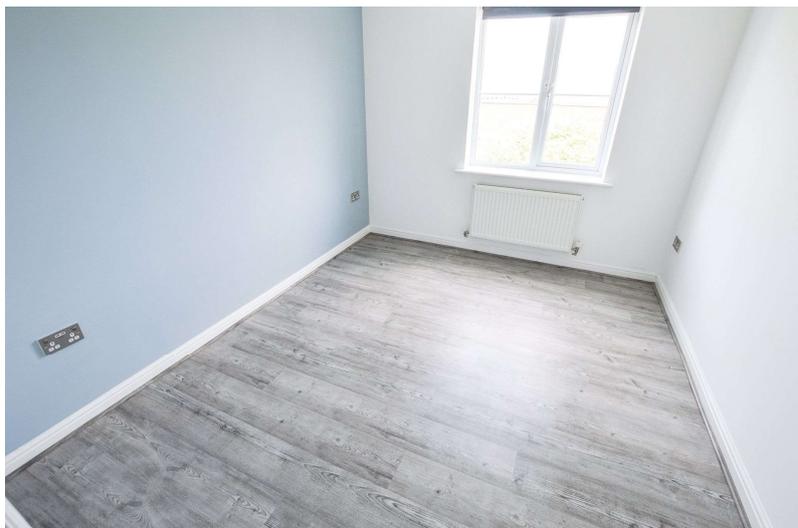
Any Other Charges/Obligations: £201.55 Building Insurance

COUNCIL TAX BAND: A

EPC RATING: B

BL00011631.AJ.DS.16/06/2025.V.2





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 relation to this property.

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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