



Willow Crescent Blyth

- Ideal Investment Opportunity
- Spacious First Floor Flat
- Two Bedrooms
- Updating Required
- No Upper Chain – View Now!

£45,000



Energy Efficiency Rating

		Current	Potential
Very energy efficient • lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient • higher running costs			
		77	78

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Willow Crescent

Blyth, NE24 4PE

Ideal Investment! Spacious two bed first floor flat in need of modernisation on Willow Crescent in Blyth. EPC: C. The accommodation briefly comprises: Entrance hall, staircase to first floor landing, staircase to rear yard, spacious lounge, kitchen, two bedrooms (both with wardrobes) & family bathroom. Benefitting from gas central heating & double glazing, communal yard to rear. Some updating is required which is reflected in the realistic asking price. No upper chain, view now.

ENTRANCE PORCH

Entered via UPVC front door, stairs to first floor.

FIRST FLOOR LANDING

Staircase to rear yard, doors to:

LOUNGE 12'01" x 18'05" (3.68m x 5.51m)

UPVC double glazed window to front, marble inset & hearth with ornate plaster surround, 2 x storage cupboards, TV point, double radiator.

KITCHEN 11'00" x 8'04" (3.35m x 2.54m)

Fitted with a range of wall and base units with complimenting roll top work surfaces, stainless steel sink and drainer, gas cooker point, space for washing machine, space for fridge freezer, cupboard housing combi boiler, part tiled walls, UPVC double glazed window to rear, radiator.

INNER LOBBY

Storage cupboards x 2, access to roof space.

BEDROOM ONE 10'11" x 11'04" (3.33m x 3.45m)

Fitted mirrored door wardrobes, UPVC double glazed window to rear, radiator.

BEDROOM TWO 11'00" x 10'00" (3.35m x 3.05m)

Built in wardrobes, UPVC double glazed window to rear, radiator.

BATHROOM

White fitted suite comprising low level W.C., wash hand basin set in vanity unit and panelled bath with electric shower over, glass shower screen, fully tiled walls, frosted UPVC double glazed window to rear, double radiator.

EXTERNAL

To the front is a communal lawned area.

To the rear is a communal yard with storage shed.

TENURE

Lease, ground rent and maintenance details have been provided by the seller however the accuracy cannot be guaranteed as we have been unable to verify them by means of current documentation. Should you proceed with the purchase of this property, these details must be verified by your Solicitor.

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