



## Kimberley Street Blyth

- End Terraced House
- Two Double Bedrooms
- Two Reception Rooms
- Gas Central Heating/Double Glazed
- Close to Town Centre
- Freehold

Asking Price **£ 70,000**

01670 352 900  
21-23 Waterloo Road, Blyth, NE24 1BW

ROOK  
MATTHEWS  
SAYER

[www.rookmatthewssayer.co.uk](http://www.rookmatthewssayer.co.uk)  
[blyth@rmsestateagents.co.uk](mailto:blyth@rmsestateagents.co.uk)

# Kimberley Street Blyth

## PROPERTY DESCRIPTION

### VESTIBULE

Double glazed entrance door, part glazed door to hall

### ENTRANCE HALL

Staircase to first floor, understairs cupboard

### LOUNGE 13' 05" (4.09m) X 10' 09" (3.28m)

Double glazed window to front, television point, dado rail, coving to ceiling, radiator, telephone point

### DINING ROOM 13' 04" (4.06m) X 11' 0" (3.35m)

Double glazed window to front, understairs cupboard, dado rail, coving to ceiling, radiator

### KITCHEN 13' 10" (4.22m) Max x 8' 0" (2.44m) Max

Fitted with a range of wall and base units, work surfaces, single drainer sink unit, built in electric oven and gas hob, extractor hood, space for automatic washing machine, tumble dryer and fridge/freezer. Breakfast bar, part tiled walls, tiled floor, double glazed window to side, radiator, double glazed door to side

### FIRST FLOOR LANDING

Double glazed window to front x 2, access to roof space, radiator, coving to ceiling

### BEDROOM ONE 12' 03" (3.73m) X 10' 09" (3.28m)

Double glazed window to front, dado rail, coving to ceiling, radiator

### BEDROOM TWO 16' 03" (4.95m) Max x 10' 02" (3.1m) Max

Double glazed window to side, dado rail, radiator, coving to ceiling

### BATHROOM/W.C.

White three piece suite comprising panelled bath, pedestal wash hand basin, low level w.c., tiled walls and floor, airing cupboard housing combination boiler, radiator, double glazed frosted window to side

### YARD

Gated access to side

### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: ADSL (modem)

Mobile Signal Coverage Blackspot: No

Parking: On street parking

### MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and 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

BL00011030.AJ.DS.16/04/2024.V.3



**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.

16 Branches across the North-East

