

RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

47 COOMASSIE ROAD BLYTH NORTHUMBERLAND NE24 2ES



- First Floor Maisonette
- Generous Accommodation
- Yard To Rear
- Viewings Recommended

- Town Centre Position
- Three Bedrooms
- Tenant in Situ @ £473.72 pcm
- EPC: C

Price £69,950

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GREAT INVESTMENT/BUY TO LET* a three bedroom maisonette ideally situated for the town centre with all local amenities and transport links. BEING SOLD WITH TENANT IN SITU, currently paying £473.72 pcm. The deceptively spacious accommodation over two floors on Coomassie Road in Blyth briefly comprises: Communal entrance with staircase to first floor, entrance hall, generous lounge and breakfasting kitchen. To the top floor, three bedrooms and bathroom. Externally there is a communal yard to the rear. Early inspection recommended.

ENTRANCE LOBBY

Double glazed entrance door in communal lobby through into hallway, x2 cupboards, radiator,

LOUNGE

11'10" x 18'10" (3.61m x 5.74m)

Double glazed window to front and rear, alcoves, dado rail, 2x radiators and television point.



BREAKFASTING KITCHEN

13'00 x 11'03" (3.96m x 3.43m)

Fitted with a range of wall and base units, single drainer sink and part tiled walls. Space for fridge freezer, washing machine. Electric cooker point, wall mounted combi-boiler, x2 radiators. Double glazed window to rear.



FIRST FLOOR LANDING

2x double glazed windows to front.

MASTER BEDROOM

17'01" x 10'03" (5.21m x 3.12m)

Double glazed window to front and rear, built in cupboard, radiator.



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BEDROOM TWO

13'06" x 11' 05" (4.11m x 3.35m 1.52m)

Double glazed window to rear, built in wardrobes, radiator.



BEDROOM THREE

11'11" x 7'00" (3.63m x 2.13m)

Double glazed window to front, built in wardrobes, radiator.

BATHROOM

White suite comprising; panelled bath, Low level w.c., pedestal wash hand basin, radiator. Double glazed frosted window to rear.



LEASEHOLD TENURE

WE UNDERSTAND THIS PROPERTY IS LEASEHOLD WITH 108 YEARS LEFT, HOWEVER, WE ARE NOT QUALIFIED TO VERIFY THE TENURE ON ANY PROPERTY AND YOUR SOLICITOR SHOULD BE CONSULTED REGARDING THIS.


MORTGAGE ADVICE

WE HAVE AN INDEPENDENT MORTGAGE ADVISOR WITHIN OUR OFFICES.


ORACLE FINANCIAL PLANNING LIMITED MAY PAY RICKARD 1936 LTD A REFERRAL FEE ON COMPLETION OF ANY MORTGAGE APPLICATION.

MAKE AN APPOINTMENT TODAY TO DISCUSS OUR VERY COMPETITIVE DEALS

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	



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