

RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

31 HOLYSTONE CLOSE BLYTH NORTHUMBERLAND NE24 4QF



- Ground Floor Flat
- Sought After Development
- Gas Central Heating
- Viewings Recommended
- Tenant In Situ
- Two Bedrooms
- Garden To Rear
- EPC: C

Price £60,000

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****IDEAL BUY TO LET OR INVESTMENT**** a two bedroom ground floor flat on Holystone Close Newsham Farm Estate. Being sold with tenant in situ, who is currently paying £320 pcm. The accommodation briefly comprises: entrance porch, lounge, kitchen, two bedrooms & bathroom. Benefiting from gas central heating to combi boiler & double glazing. Externally there is an enclosed garden to the rear. Well presented. View Now.

ENTRANCE PORCH

Double glazed entrance door.

LOUNGE

14'11" x 10'09" (4.55m x 3.28m)

Double glazed window to the front, electric fire with marble hearth and wood surround. Double radiator.



KITCHEN

8'08" x 6'09" (2.64m x 2.06m)

Fitted wall and base units with single sink and drainer unit. Space for washing machine and fridge freezer. Partially tiled walls, electric cooker point and tiled floor. Double glazed door and window to rear.



INNER LOBBY

Doors to bedrooms.

BEDROOM ONE

11'11" x 10'03" (3.63m x 3.12m)

Double glazed window to the front. Radiator.



BEDROOM TWO

9'08" x 8'09" (2.95m x 2.67m)

Double glazed window to the rear. Built in cupboard, radiator. Built in wardrobe housing combi boiler.



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BATHROOM

Comprising separate shower cubicle, low level w.c. and wash hand basin. Heated towel rail, tiled walls and floor. Double glazed frosted windows to rear.



REAR GARDEN


Enclosed rear garden with lawn and patio area, fenced boundaries.

LEASEHOLD TENURE


WE UNDERSTAND THIS PROPERTY IS LEASEHOLD WITH 47 YEARS YEARS LEFT. HOWEVER, WE ARE NOT QUALIFIED TO VERIFY THE TENURE ON ANY PROPERTY AND YOUR SOLICITOR SHOULD BE CONSULTED REGARDING THIS.



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		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



17/18 Laburnum Terrace, Ashington NE63 0JA Tel: 01670 812145 Fax: 01670 522765 Email: ashington@rickard.uk.com
 25 Newgate Street, Morpeth NE61 1AW Tel: 01670 513533 Fax: 01670 518398 Email: morpeth@rickard.uk.com
 6 Havelock Street, Blyth NE24 1AB Tel: 01670 356613 Fax: 01670 369155 Email: blyth@rickard.uk.com