



## 1 bed apartment to buy in NE24

Fontburn House Haggerston Road,  
Crofton Grange , Blyth, Northumberland,  
NE24 4JZ

**£55,000**

🛏 x1 🚗 x1 🚗 x1

Tenure

**Leasehold**

Allocated parking

## Property features

- ✓ Ground Floor Apartment
- ✓ One Bedroom
- ✓ Affordable Home
- ✓ Allocated Parking
- ✓ EPC Rating B

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: B
- ✓ Heating supply: Gas

## Description

This property is being sold under a Section 106 Discount Market Value clause.

This is part of the Section 106 affordable housing scheme and the price shown is 80% of the full market value. The property can only be purchased by people who meet the criteria of this agreement meaning that it would not be suitable for investors as described in the listing since the clause forbids letting the property without specific permission from Northumberland County Council.

For sale is a charming 1 bedroom apartment in the delightful neighbourhood of Cowpen, Blyth. This residential property is an ideal opportunity for a first-time buyer, single occupant, or an investor looking for a sound investment in the heart of Northumberland.

Upon entering the apartment, you are welcomed into a spacious reception room, providing the perfect, inviting area for relaxation or entertaining guests. The space benefits from an abundance of natural light creating a bright, airy atmosphere and further enhancing its sizeable layout.

The property features one generously-sized bedroom with ample storage space, making it an ideal retreat after a long day. The bathroom is tastefully fitted with modern fixtures and finishes providing a tranquil and functional space.

Situated in Chase Farm, which boasts a sense of community and local amenities, the location is ideal for those who value the tranquillity of suburban living while being near to Blyth's bustling town centre.

In summary, this property offers a fantastic opportunity to enjoy comfortable, convenient living or to make a smart investment in a desirable location. At Pattinson Estate Agents, we highly recommend an early viewing of this property – it could be the charming home or investment opportunity you've been searching for!

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 118

Annual Ground Rent Amount: £50.00

Annual Service Charge Amount: £770.00

Price: Section 106 Applies £55,000

Property Type: Apartment

Parking: Allocated

Heating: Gas

## Communal Entrance

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### Entrance Hallway

Storage cupboard.



### Lounge

3.84m x 3.97m (12'7" x 13'0")

Double glazed windows, central heating radiators.



### Kitchen

2.91m x 2.21m (9'6" x 7'3")

Fitted with a range of wall drawer and base units with complementary work surfaces, stainless steel sink with drainer and mixer tap, integrated washing machine, electric oven and gas hob with extractor, space for fridge freezer, double glazed window.



### Bedroom

2.89m x 2.69m (9'5" x 8'9")

Double glazed window, central heating radiator



### Bathroom

2.86m x 1.76m (9'4" x 5'9")

Fitted with panelled bath with shower over, hand wash basin, low level wc, central heating radiator, double glazed window.



## Externally

Externally there is allocated parking to the rear.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>	81	81
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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Contact your local branch today for more information on this property:

**79 Victoria Road East, Thornton-Cleveleys, Lancashire, FY5 5BU, [www.seea.co.uk/index.php](http://www.seea.co.uk/index.php)**

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