



Plessey Road Blyth

Perfect for first time buyers and large enough for a growing family, this welcoming and generously sized three bedroom terrace house sits in a great location not far from the ever popular Ridley Park. Close the main town centre with good transport links and within good proximity to Blyth Harbour and the lovely sandy beaches nearby, this really is a super home with a great feel. It features a large lounge/dining area and three really good sized bedrooms, two being double and a roomy single bedroom. The property briefly comprises: Entrance hallway with stairs to first floor, large L shaped walk in cupboard, lounge/dining room, kitchen and door to rear yard. The first floor features two large double bedrooms and a further spacious single room, and benefits from a modern four piece bathroom with the added luxury of an attractive bath and separate shower cubicle finished to a high standard. The rear of the property offers low maintenance space which can house up to three cars and is accessed via a roller shutter entrance and an additional gateway. This home is ready to move into and has been well maintained by the current owners – call our Blyth branch on 01670 352900 or blyth@rmsestateagents.co.uk today to book your viewing as we expect demand to be high on this super home!

“It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly.”

Asking Price **£90,000**

ROOK
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SAYER

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Plessey Road

Blyth

ENTRANCE

UPVC entrance door, double glazed window to front

ENTRANCE HALLWAY

Stairs to landing, walk in storage cupboard

LOUNGE 14'98 (4.50) X 13'43 (4.06) into recess

Double glazed window to front, fire surround with gas fire inset and hearth, television point

DINING ROOM 14'96 (4.50) X 11'18 (3.38) into recess

Double glazed window to rear, door leading to kitchen

KITCHEN 11'49 (3.45) X 9'24 (2.79)

Double glazed window to rear, range of wall, floor and drawer units with co-ordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer tap, built in electric fan assisted oven, electric hob with extractor fan above, integrated fridge/freezer, plumbed for washing machine, double glazed door to rear

FIRST FLOOR LANDING

Loft – partially boarded, pull down ladder, lighting

BEDROOM ONE 14'99 (4.50) X 10'41 (3.15) to fitted wardrobes

Double glazed window to front, single radiator, fitted wardrobes

BEDROOM TWO 14'93 (4.50) X 13' (3.96) into recess

Double glazed window to rear, single radiator

BEDROOM THREE 11'06 (3.35) X 7'37 (2.21)

Double glazed window to front, single radiator

BATHROOM/WC

4 piece suite comprising: Panelled oval feature style bath, wash hand basin set in vanity unit, mains shower cubicle, low level WC in unit, spotlights, double glazed window to rear, heated towel rail, cladding to walls and ceilings

REAR YARD

Roller shutter door and gate entrance, off street parking for up to three cars

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre (premises)

Mobile Signal Coverage Blackspot: No

Parking: Off 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

“It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly.”

COUNCIL TAX BAND: A

EPC RATING: C

BL00011134.AJ.DS.02/07/2024.V.1





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

