

RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

118 PLESSEY ROAD BLYTH NORTHUMBERLAND NE24 3JD



- THREE BEDROOMS
- EPC RATING D
- GAS HEATING/ D. GLAZING

- SPACIOUS MID TERRACE
- NO ONWARD CHAIN
- COUNCIL TAX BAND A

Price £90,000

118 PLESSEY ROAD BLYTH NORTHUMBERLAND NE24 3JD

**** WOULD MAKE A LOVELY FAMILY HOME**** a three bedroom spacious mid terrace house. Ideally situated for Blyth town centre with local amenities and transport links. Benefits from gas central heating, double glazing and also benefits from being sold with NO ONWARD CHAIN. Comprises of entrance lobby, hallway, dining room, spacious lounge, kitchen. First floor spacious landing, three bedrooms, bathroom. Externally there is a garden to the front and yard to the rear.

GROUND FLOOR

ENTRANCE LOBBY

Entered via a double glazed door, radiator.

HALL

Radiator, storage cupboard.



DINING ROOM

15'2 x 11'5 (4.62m x 3.48m)

Radiator, double glazed window, fire surround with electric coal effect fire inset.



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LOUNGE

13'10 x 15'02 (4.22m x 4.62m)

Double glazed window, radiator, coving, fire surround with coal effect electric fire, double doors to;



KITCHEN

15'2 x 5'11 (4.62m x 1.80m)

Double glazed window, double glazed door, wall, base and drawer units with work tops.



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WC

Wash hand basin set in a vanity unit, low level wc.



FIRST FLOOR

LANDING

Spacious landing.



BEDROOM ONE

10'5 x 15' (3.18m x 4.57m)

Double glazing, radiator, cornicing, fitted wardrobes and drawers.



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BEDROOM TWO

10'11 x 15'3 (3.33m x 4.65m)

Double glazed window, radiator, storage cupboard.



BEDROOM THREE

12'2 x 7 (3.71m x 2.13m)

Double glazed window, radiator.



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BATHROOM

13'11 x 5'11 (4.24m x 1.80m)

Double glazed window, radiator, low level wc, wash hand basin set in a vanity unit, tiled walls, storage cupboard housing the combi boiler.



EXTERNALLY

FRONT

Garden to the front.

REAR

Small yard to the rear.

TENURE:

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

MORTGAGES

Why not make an appointment to speak to our Independent Mortgage Adviser?

PLEASE NOTE:

Your home may be repossessed if you do not keep up repayments on your mortgage.

Oracle Financial Planning Limited will Pay Rickard 1936 Ltd a referral fee on completion of any mortgage application

STANDARD INFORMATION

These particulars are produced in good faith, and are set out as a general guide only, they 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. No apparatus, equipment, fixtures, fittings or services have been tested and it is the buyer's responsibility to seek confirmation as to the working condition of any appliances.

Fixtures and fittings that are specifically mentioned in these particulars are included in the sale, all others in the property are specifically excluded.

Photographs are produced for general information and it must not be inferred that any item is included for sale within the property.

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MATERIAL INFORMATION ASHINGTON

Material information is no substitute for professional advice, and consumers should be aware that the information collected may not accurately reflect the full extent of the property condition which would be covered through a home survey.

Efforts have been made to ascertain as much information as possible with regards to material information but this information is not exhaustive and cannot be fully relied upon, purchasers will need to seek further clarification from their legal advisor.

Electricity Supply - Mains

Water Supply - Mains

Sewerage Supply - Mains

Heating - Mains GCH

Broadband - Available - Including Basic broadband. (Ofcom Broadband checker April 2024)

Flood Risk - River and Sea - Low Risk

Planning Permission - There are currently no planning permission for 118 Plessey Road

<https://publicaccess.northumberland.gov.uk/online-applications/simpleSearchResults.do?action=firstPage>

Coalfield & Mining Areas - The Coal Authority indicate that this property is located on coalfield. Your legal advisor will be able to advise you of any implications of this.

There has been no failed transactions on the property, please contact us should you wish further information.

VIEWING

BY APPOINTMENT WITH OUR ASHINGTON OFFICE (01670) 812145/ashington@rickard.uk.com, FILE NO: 6408A

MORTGAGE

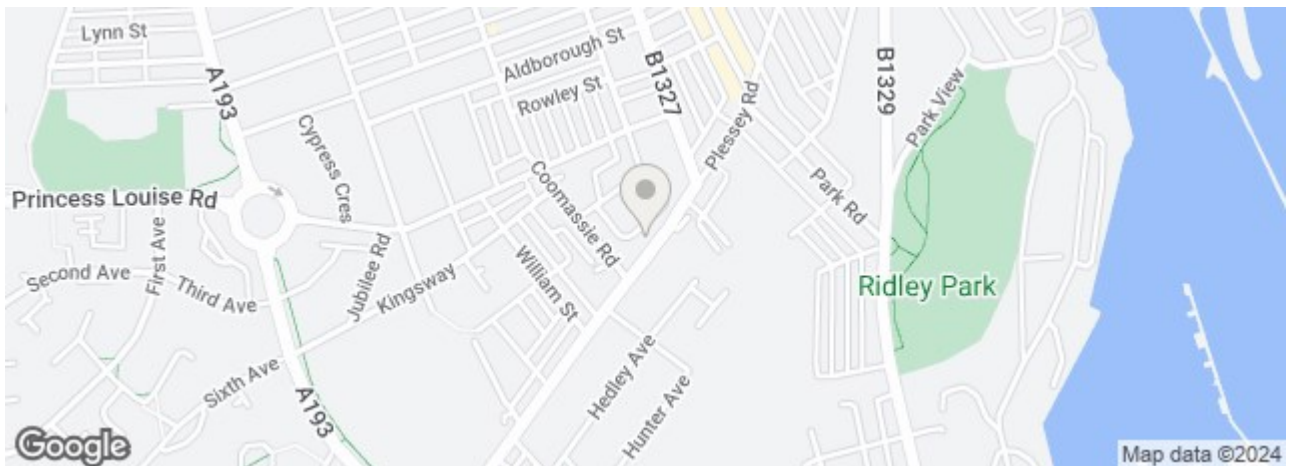
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Energy Efficiency Rating

	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p>	<p>68</p>	<p>84</p>



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