



Plessey Road | Blyth | NE24 3LD

£145,000

Offering an excellent balance of space, comfort and practicality, this beautifully maintained three-bedroom semi-detached home occupies a popular position on Plessey Road, Blyth and is offered for sale with the added benefit of no upper chain. The well-proportioned accommodation is ideally suited to modern family living and comprises a welcoming entrance hall, a spacious lounge, a separate dining room ideal for entertaining, a bright conservatory overlooking the rear garden and a well-appointed kitchen. To the first floor are three generously sized bedrooms, all served by a family bathroom. Externally, the property enjoys a driveway providing off-street parking, a well-kept front garden and a private, enclosed south-facing rear garden, offering an ideal space for relaxing, entertaining or enjoying time outdoors. Further benefits include gas central heating and double glazing throughout. Combining generous living accommodation with a sought-after location, this fantastic home presents an excellent opportunity for a range of buyers. Early viewing is highly recommended to fully appreciate everything it has to offer.

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Three Bedroom Semi

Two Reception Rooms

No Upper Chain

Conservatory

Mains Water, Electricity and Sewage

Gas Heating

Freehold, Council Tax band B, Epc Rating C

For any more information regarding the property please contact us today

ENTRANCE HALL Double glazed entrance door, double glazed window to front, staircase to first floor with spindle banister and understairs, cupboard, spotlights to ceiling, double radiator.

LOUNGE 12'00" (Into Bay) x 12'02" (Into Alcove) Double glazed bay window to front, living flame effect gas fire with wood effect surround, marble inset and hearth, alcoves, coving to ceiling, double radiator.

DINING ROOM 11'09" (Into Alcove) x 12'06" Alcoves, stripped floor, coving to ceiling, double radiator, built in cupboard.

CONSERVATORY 10'06" x 12'11" Double glazed windows to rear and sides, double glazed French doors to garden, tiled floor.

KITCHEN 12'08" x 6'05" Fitted with a range of wall and base units, work surfaces, single drainer sink unit, built in electric oven and gas hob, part tiled walls, built in cupboard, spotlights to ceiling. Wall mounted combination boiler, double glazed window to rear, double glazed door to side.

FIRST FLOOR LANDING Access to boarded out roof space via loft ladder, double glazed Velux windows x 2, spindle banister, storage in eaves.

BEDROOM ONE 12'06" x 11'07" (Into Alcove) Double glazed window to front, alcoves, television point, radiator.

BEDROOM TWO 12'03" x 11'07" Double glazed window to front, built in cupboard, alcoves, radiator.

BEDROOM THREE 9'02" x 6'07" Double glazed window to front, telephone point, picture rail, radiator.

BATHROOM/W.C. White three-piece suite comprising paneled bath with electric shower over, wash hand basin set in vanity unit, low level w.c., part tiled walls, spotlights to ceiling, radiator, extractor fan. Double glazed frosted window to side.

FRONT GARDEN Mainly block paved, shrub borders.

REAR GARDEN Lawned area, paved walkways, tree and shrub borders, fenced boundaries, garden shed, external water supply.

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PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains Gas
Mobile Signal Coverage Blackspot: No
Parking: Driveway

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

BUILDING WORKS

Any known planning permissions or proposals in the immediate locality: No
Outstanding building works at the property: No

TENURE

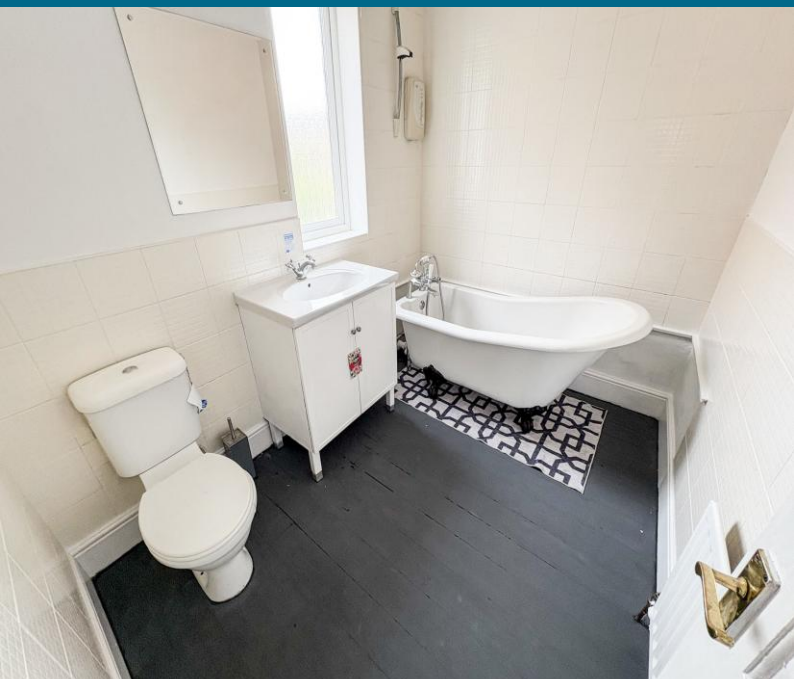
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

COUNCIL TAX BAND: B

EPC RATING: C

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

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.

