



Plessey Road | Blyth | NE24 4BN

**£63,000**

Enjoying an enviable position close to beautiful walking routes and the newly opened train station, this superb three-bedroom upper flat delivers both lifestyle and convenience in equal measure. Offered for sale with the benefit of no upper chain, the property is beautifully presented throughout and ready to move straight into.

The accommodation briefly comprises a welcoming entrance hallway, a bright and spacious lounge, a well-appointed fitted kitchen, a modern bathroom, and three well-proportioned bedrooms. Externally, the property benefits from a private rear yard, providing useful outdoor space. Ideally situated close to local amenities, excellent transport links and scenic walks, this attractive home is perfectly suited to first-time buyers, families and investors alike. Combining generous living space, a sought-after location and stylish presentation, early viewing is highly recommended. Interest in this property will be high call 01670 352900 or email

[Blyth@rmsestateagents.co.uk](mailto:Blyth@rmsestateagents.co.uk) to arrange your viewing.

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**Gorgeous Three Bedroom  
Upper Flat**

**Mains Water, Electricity and  
Sewage**

**No Upper Chain**

**Close To New Train Station**

**Rear Yard**

**Council Tax Band A, Epc  
Rating D**

**Gas Heating, Fibre to  
Premises Broadband**

**Leasehold 999 from 2003 with  
Approximately 976 Remaining**

For any more information regarding the property please contact us today

## PROPERTY DESCRIPTION:

### ENTRANCE

**ENTRANCE HALLWAY:** electric heater

**LOUNGE:** (rear): 11'59 x 15'05, (3.53m x 4.58m), double glazed window to rear, and double radiator.

**KITCHEN:** (side): 10'15 x 8'37, (3.09m x 2.55m), double glazed window to side, double radiator, range of wall, floor and drawer units with coordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer tap, tiled splash backs, oven with gas hob, and space for fridge freezer.

### FIRST FLOOR LANDING AREA

**FAMILY BATHROOM:** 3 piece suite comprising panelled bath, shower over, pedestal wash hand basin, low level wc, single radiator and part tiling to walls.

**BEDROOM ONE:** (front): 13'30 x 12'05, (4.05m x 3.67m), double glazed window to front, double radiator, and coving to ceiling.

**BEDROOM TWO:** (front): 9'41 x 7'77, (2.86m x 2.36m), double glazed window to front, and single radiator.

**BEDROOM THREE:** (rear): 7'23 x 6'24, (2.53m x 1.90m), double glazed window to rear, and single radiator.

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## PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: Fibre to premises

Mobile Signal Coverage Blackspot: No

Parking: on street parking

## 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

Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.

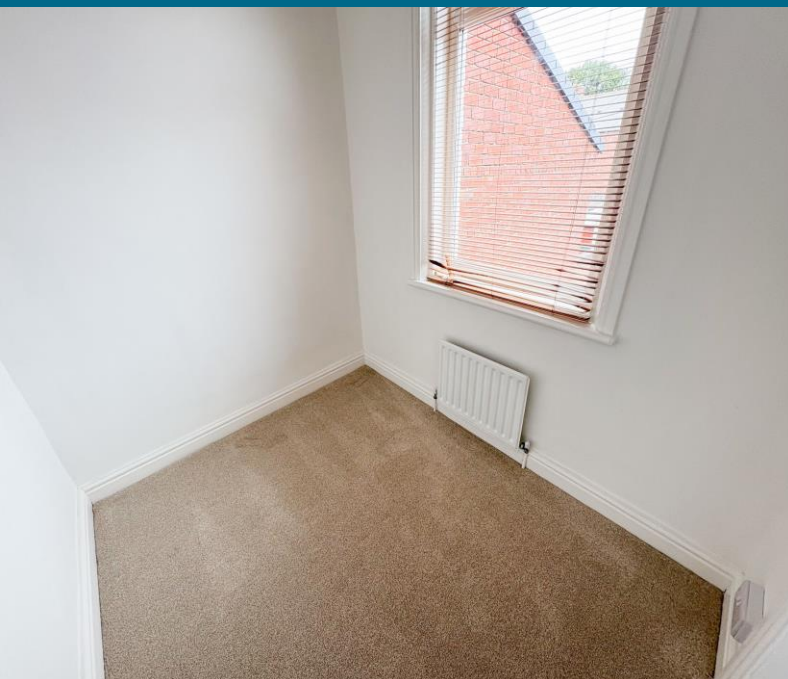
Length of Lease: 999 years from 05/09/2003

Service Charge: £234 per annum

## COUNCIL TAX BAND: A

## EPC RATING: D

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	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 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.