



Plessey Road | Blyth | NE24 4BZ

**£125,000**

A truly gorgeous three-bedroom terraced home, perfectly positioned within easy reach of Blyth's new train station, offering exceptional convenience for commuters while being presented to the market with no upper chain. This charming property combines character and practicality, featuring a welcoming and well-proportioned lounge that flows effortlessly into a spacious dining area, creating an ideal setting for both everyday living and entertaining guests. The fitted kitchen is thoughtfully arranged and provides access to the rear yard, offering a pleasant outdoor space for relaxation or al fresco dining. To the first floor, the property continues to impress with three generously sized bedrooms, each offering comfortable accommodation, along with a well-appointed family bathroom. With its appealing layout, desirable location, and move-in-ready condition, this delightful home presents an excellent opportunity for families, first-time buyers, or investors seeking a stylish and conveniently located property. Interest in this property will be high call 01670 352900 or email [Blyth@rmsstateagents.co.uk](mailto:Blyth@rmsstateagents.co.uk) to arrange your viewing.

**RMS** | Rook  
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### Three Bedroom Terraced House

Short Walk From New Train Station

No Upper Chain

Two Reception Rooms

### Rear Yard

Freehold, Council Tax Band A and EPC D

Mains Water, Electricity and Sewage

Gas Heating, Fibre to Cabinet Broadband

For any more information regarding the property please contact us today

#### PROPERTY DESCRIPTION:

##### ENTRANCE

Double glazed entrance door, part glazed door to hall.

##### ENTRANCE HALL

Staircase to first floor, radiator.

##### LOUNGE 13'10 into Alcove X 13'05

Double glazed window to front, and double radiator.

##### DINING ROOM 14'06 x 13'09 into Alcove

Double glazed window to rear, under stairs cupboard, and electric fire

##### KITCHEN 19'10 X 5'07

Fitted with a range of base units, work surfaces, single drainer sink unit, integral electric oven, gas hob, extractor fan, and space for automatic washing machine, double glazed window to rear, double glazed door to rear and space for fridge freezer.

##### FIRST FLOOR LANDING

Built in cupboard.

##### BEDROOM ONE 13'05 X 9'08 into Alcove

Double glazed window to front, radiator.

##### BEDROOM TWO 7'05 X 13'05

Double glazed window to front, radiator.

##### BEDROOM THREE 11'01 X 11'02

Double glazed window to rear, radiator.

##### BATHROOM/W.C.

White three piece suite comprising panelled bath with mains shower over, glass shower screen, heated towel rail, extractor fan, pedestal wash hand basin, low level W.c, part tiled walls, radiator, double glazed frosted window to rear.

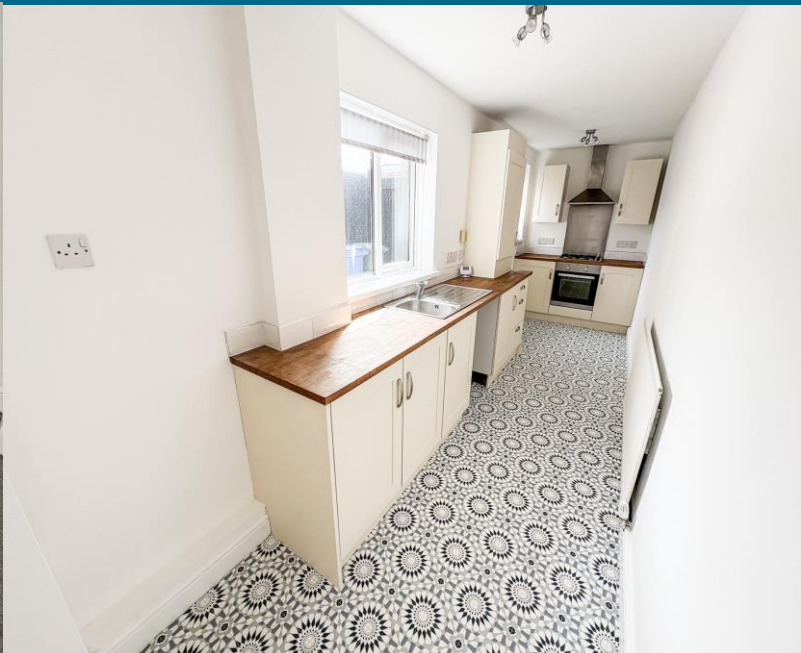
##### REAR YARD

Gated access to rear.

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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

## 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

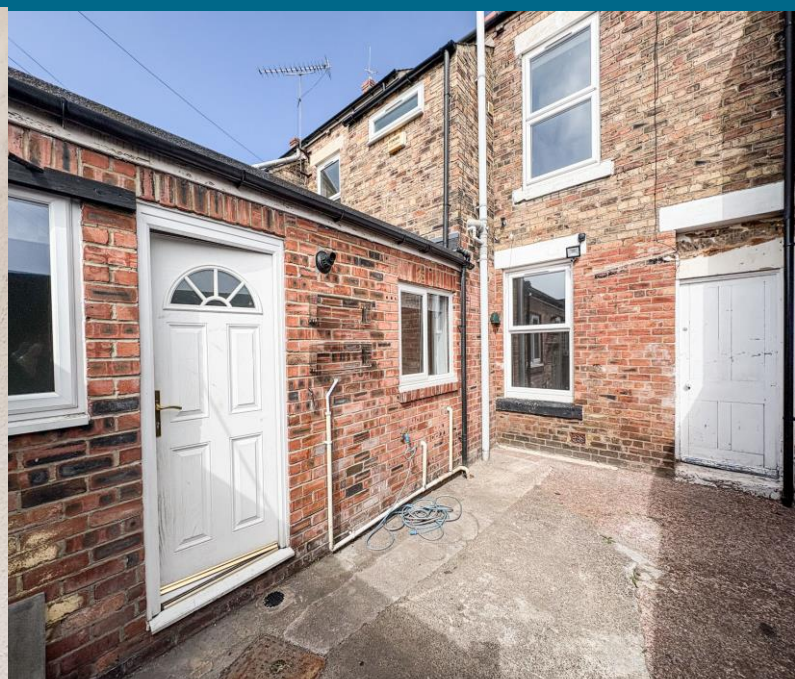
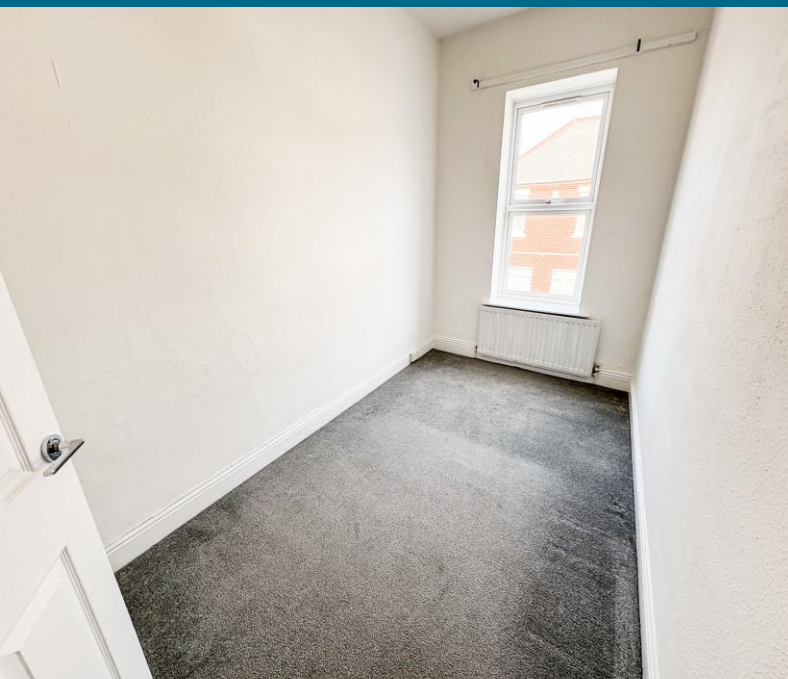
## TENURE

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

**COUNCIL TAX BAND: A**

**EPC RATING: D**

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

## EPC RATING

**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.