



## Plessey Road Blyth

- First Floor Flat
- Two Bedroom
- Rear Yard
- Leasehold
- No Upper Chain

**£ 65,000**



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# Plessey Road

Blyth NE24 3JN

A lovely, spacious two bedroom first floor flat, superbly located for access to most local amenities, beach and bus routes. With a delightful rear patio garden, landing, rear lounge, master bedroom with feature bay window bedroom two, modern fitted kitchen and bathroom suite with W.C. The property is being sold with the benefit of no onward chain. 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.

## ENTRANCE

UPVC door to stairs leading to first floor.

## LOUNGE 13'77 x 12'67 (4.15m x 3.81m) Max measurements

Double glazed bay window and radiator.

## KITCHEN 16'58 x 6'84 (5.00m x 2.03m)

Double glazed window to the side and radiator. Fitted with a range of wall, floor and drawer units with coordinating work surfaces. Stainless steel sink unit, drainer and mixer tap. Built in electric oven, gas hob, space for fridge freezer and plumbed for washing machine.

## BATHROOM/W.C

Three piece suite comprising: panelled bath and over shower, hand basin and low level W.C. Double glazed window to the rear and radiator.

## BEDROOM ONE 14'41 x 9'66 (4.37m x 2.90m) Max measurements

Double glazed bay window to the front and radiator.

## BEDROOM TWO 7'57 x 7'26 (2.26m x 2.18m)

Double glazed window to the front and radiator.

## EXTERNAL

Enclosed lawn area with access to shared low maintenance rear yard.

## PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: FIBRE

Mobile Signal Coverage Blackspot: NO

Parking: ON 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

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 May 1986

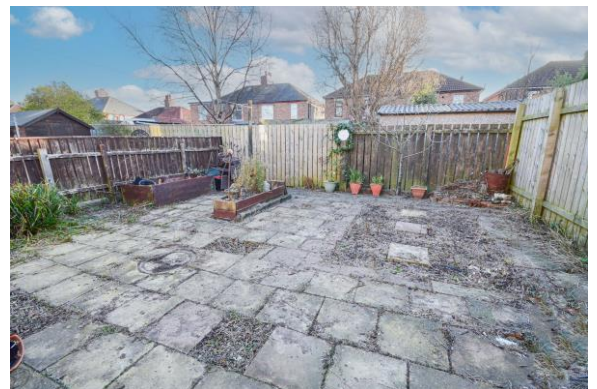
Service Charge: TBC

Building Insurance £550 per annum

## COUNCIL TAX BAND: A

## EPC RATING: D

BL10883 .AJ .GH .18/1/24 .V.V1



**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

