



Plessey Road Blyth

Wow! This simply stunning, double fronted, show home standard substantial house, has been completely renovated by the current owners to an extremely high standard. The property really must be viewed to appreciate the standard and size of the property on offer. The property briefly comprises: Beautiful entrance hallway, Light and airy Lounge, Dining Room, utility room, downstairs W.C and outstanding kitchen/diner. To the first floor you have three bedrooms and contemporary bathroom with WC. The property benefits from gas central heating, double glazing and yard to rear. An ideal spacious family home superbly presented throughout. Interest in this property will be high call 01670 352900 or email Blyth@rmsestateagents.co.uk to arrange your viewing.

Asking Price **£125,000**

ROOK
MATTHEWS
SAYER

01670 352 900
21-23 Waterloo Road, Blyth, NE24 1BW

www.rookmatthewssayer.co.uk
blyth@rmsestateagents.co.uk



Plessey Road

Blyth

PROPERTY DESCRIPTION

ENTRANCE

UPVC entrance door

ENTRANCE HALLWAY

To rear, stairs leading to first floor landing, tiled flooring, storage cupboard

CLOAKS/WC

Low level WC, hand basin



LOUNGE 15'61 (4.72) X 9'03 (2.74)

Double glazed window to front, single radiator

DINING ROOM 15'67 (4.72) X 8'04 (2.44) maximum measurements into recess

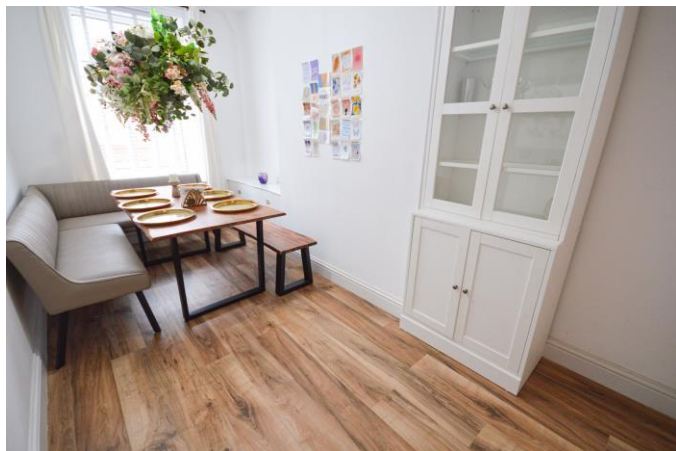
Double glazed window to front, single radiator

KITCHEN 15'68 (4.72) X 13'25 (4.01) maximum measurements into recess

Double glazed window to rear, single radiator, range of wall, floor and drawer units with co-ordinating edge work surfaces, co-ordinating sink unit and drainer with mixer tap, built in electric fan assisted oven, electric hob, integrated fridge/freezer and dish washer, spotlights, tile floor

UTILITY ROOM 5'42 (1.62) x 5'94 (1.75)

Plumbed for washing machine



SECOND KITCHEN TO REAR 12'15 (3.68) X 7'71 (2.31)

Double glazed window to rear, range of floor and drawer units and work surfaces, co-ordinating sink, tiled flooring, electric oven and hob

BEDROOM ONE 15'73 (4.75) X 10'18 (3.07) minimum measurements excluding recess

Double glazed window to rear, single radiator, built in cupboard

DRESSING ROOM 6'60 (1.98) X 5'53 (1.65)

Double glazed window, radiator

BEDROOM TWO 11'90 (3.58) X 11'82 (3.56) maximum measurements into recess

Double glazed to front, single radiator, built in cupboard

BEDROOM THREE 8'88 (2.64) x 8'07 (2.44)

Double glazed window to front, single radiator

BATHROOM WC

4 piece suite comprising: Free standing bath, shower cubicle, double hand basin set in vanity unit, low level WC, spotlights, double glazed window to rear, heated towel rail



REAR YARD

Off street parking

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Gas
Broadband: fibre (Cabinet)
Mobile Signal Coverage Blackspot: No
Parking: Driveway and 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.

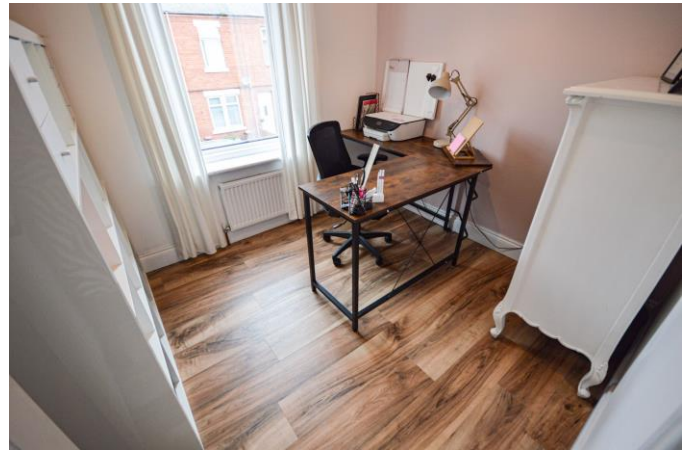
TENURE

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

BL00010992.AJ.DS.08/05/2024.V.1



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	59 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.

16 Branches across the North-East

