



## Plessey Road Blyth

This Fantastic three bedroom, semi detached family home is offered for sale on Plessey Road, Blyth close to the beach and Ridley Park . The property offers spacious living accommodation and a fantastic Southerly facing rear garden, the property briefly comprises Lounge with Bay window, Dining room with doors to the rear garden. To the First floor there are Three Bedrooms and Bathroom. To the front there is a garden with driveway providing off street parking. 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.

**Asking Price £145,000**

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MATTHEWS  
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[blyth@rmsestateagents.co.uk](mailto:blyth@rmsestateagents.co.uk)



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## ENTRANCE

UPVC entrance door

## ENTRANCE HALLWAY

Stairs to first floor landing, single radiator

## LOUNGE 13'83 (4.17) X 12'19 (3.38) maximum measurements into bay & recess

Single radiator



## DINING ROOM 12'65 (3.81) X 10'23 (3.10) minimum measurements excluding recess

Double radiator, storage cupboard, doors to rear garden

## KITCHEN 12'76 (3.84) X 6'35 (1.91)

Double glazed window to rear and side, double radiator, range of wall, floor and drawer units with co-ordinating roll edge work surfaces, co-ordinating sink unit and drainer with mixer tap, space for cooker, plumbed for washing machine

## FIRST FLOOR LANDING

Loft, pull down ladders



## BEDROOM ONE 14'69 (4.42) X 9'56 (2.87) maximum measurements into bay

Double glazed window to front, double radiator, fitted wardrobes

## BEDROOM TWO 12'25 (3.71) X 10'34 (3.12) minimum measurements excluding recess

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

## BEDROOM THREE 9'29 (2.79) X 6'76 (2.00)

Double glazed window to front

## BATHROOM/WC

4 piece suite comprising: Panelled bath, pedestal wash hand basin, shower cubicle, double glazed window to side, single radiator, part tiling to walls



## FRONT GARDEN

Off street parking

## REAR GARDEN

Laid mainly to lawn, garden shed with electrics, south facing

## PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Electric

Broadband: Cable

Mobile Signal Coverage Blackspot: No

Parking: Driveway

**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: B**

**EPC RATING: D**

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	67 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.

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