



## Plessey Road Blyth

For Sale by Auction: 12th December 2024, Option 2, Terms and Conditions apply.

This fantastic three bedroom semi detached house would make a fantastic family home and early viewings are essential. Located on Plessey Road in Blyth in a highly sought after area close to local shops, Blyth beach, Ridley Park, town centre and local amenities. The accommodation briefly comprises: lounge, dining room and kitchen. To the first floor three good sized bedrooms to and family bathroom. Externally the property has a garden rear. Off street parking available. The sale and timescale is subject to the Grant of Probate

Each auction property is offered at a guide price and is also subject to a reserve price. The guide price is the level where the bidding will commence. The reserve price is the seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price, which may be up to 10% higher than the guide price, is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction. The successful buyer pays a £2000+VAT (total £2400) Auction Administration Fee.

Joint Agents: The Agents Property Auction Ltd. Tel 01661 831360

Terms and conditions apply see [www.agentspropertyauction.com](http://www.agentspropertyauction.com)

### Auction Guide Price **£110,000**

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SAYER

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# Plessey Road

## Blyth

### HALLWAY

Via double glazed door

### LOUNGE 14'11" x 15'2" (4.57m x 4.63m)

Gas fire, double radiator, double glazed bay window

### DINING ROOM 11'5" x 15'1" (3.49m x 4.61m)

Under stairs cupboard, double radiator, French doors to rear

### KITCHEN 7'10" x 11'9" (2.4m x 3.59m)

Fitted with a range of wall and base units to round edged work tops. 1 1/2 stainless steel sink unit with mixer tap, tiled splash backs, double glazed window and door to rear

### LANDING

Loft access

### BEDROOM ONE 13'3" x 12'3" (4.06m x 3.75m)

Fitted wardrobes, radiator, double glazed window

### BEDROOM TWO 12'2" x 9'1" (3.71m x 2.78m)

Built in cupboard, radiator, double glazed window

### BEDROOM THREE 12'5" x 9'5" (3.79m x 2.89m)

Single radiator, double glazed window

### SHOWER ROOM 6'9" x 7'1" (2.08m x 2.16m)

Low level WC, wash hand vanity basin, double shower cubical, with wall a mounted electric shower, UPVC panelling to walls double glazed window

### Front Garden

Low maintenance front garden, and driveway

### Rear Garden

Patio area and mainly laid to lawn

### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Parking: Driveway

### 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.



**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		83 B
69-80	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.

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