



## Plessey Road Blyth

Photographs to follow

- Semi Detached House
- Three Bedrooms
- South Facing Rear Garden
- Popular Location
- No Onward Chain

Photographs to follow

**£ 130,000**

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ROOK  
MATTHEWS  
SAYER

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# Plessey Road

Blyth

## ENTRANCE

Double glazed entrance door and window, stairs leading to first floor landing, part panelled wood walls, radiator, door to lounge

Photographs to follow

## LOUNGE 15'01" into bay x 12'07" (4.59m x 3.84m)

Double glazed bay window to front overlooking garden, radiator, television aerial point, alcoves, fireplace with wood surround, marble inset and hearth. Coving to ceiling, ceiling rose, wall lights, double glass panelled door to kitchen/dining room

## KITCHEN / DINING ROOM 18'11" x 17'01" max into bay window (5.77m x 5.21m)

Fitted with a range of wall and base units, work surfaces, 1.5 bowl sink unit, integral electric oven and gas hob, wall mounted boiler, extractor fan, part tiled walls, coving to ceiling with spotlights, cupboard. Open plan to dining room, laminate flooring, door to side elevation leading to garden, double glazed bay window to rear, fireplace with wood surround, marble inset and hearth, alcoves, wall lights, coving to ceiling and ceiling rose, radiator

## FIRST FLOOR LANDING

Stairs to first floor landing, double glazed window to side. Doors to bedrooms and family bathroom

## BEDROOM ONE 14'10" into bay x 11'07" into alcove (4.52m x 3.53m)

Double glazed bay window to front, radiator, built in cupboard

Photographs to follow

## BEDROOM TWO 11'09" x 11'00" (3.58m x 3.35m)

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

## BEDROOM THREE 6'8" x 7'5" (3.60m x 2.26m)

Double glazed window to the front, radiator

## BATHROOM/WC

Windows to the side and rear, white suite comprising corner bath, pedestal wash hand basin and WC tiled walls and floors, chrome ladder towel rail, recessed spotlights to ceiling, access to roof space

## EXTERNAL

Decked patio with balcony to the rear, path and gate to side leading to driveway

## PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Parking: Driveway

Photographs to follow

## 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: B

EPC RATING: E

BL00011344.GJ.DS.04/12/2024.V.1

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		

Photographs to follow

**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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