



Plessey Road Blyth

This beautifully updated two/three-bedroom semi-detached bungalow is situated on a highly sought-after street, just a short distance from the beach. Offering both comfort and convenience, the property is well positioned for local bus routes, schools, and shops. Upon entering, you are welcomed by a spacious hallway leading to a charming front lounge, which features an attractive fireplace and could also serve as an additional bedroom if desired. To the rear, a separate lounge provides a cosy and inviting space for relaxation. The heart of the home is the outstanding, newly refitted family dining kitchen, designed to a high standard with modern fittings and ample space for entertaining. The bungalow offers two generously sized bedrooms, each beautifully presented, along with a stunning, newly refitted shower room. Outside, the property boasts a generous rear garden, perfect for outdoor enjoyment, while the front offers a paved driveway with space for two cars, as well as a garage for additional storage. This is a fantastic opportunity to acquire a stylish and well-maintained home in a prime coastal location. Interest in this property will be high call 01670 352900 or email Blyth@rmsestateagents.co.uk to arrange your viewing.

£195,000

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ENTRANCE

UPVC entrance door

LOUNGE ROOM 14'55 (4.39) x 11'53 (3.48) maximum measurements into bay and recess

Double glazed bay window to the front, fire surround with electric fire, inset and hearth, single radiator

DINING ROOM (currently used as a second lounge) 13'86 (4.17) x 9'75 (2.92)

Double glazed door with side panels to the rear garden, fire surround with electric fire, inset and hearth, radiator



KITCHEN 13'66 (4.12) x 9'08 (2.74) minimum measurements excluding recess

Range of wall, floor and drawer units with coordinating work surfaces, stainless steel sink unit and drainer with mixer tap, part tiling to walls, electric oven, induction hob with extractor fan above, integrated fridge and dish washer, double glazed window to rear, storage cupboard, double radiator

BEDROOM ONE 11'62 (3.51) x 11'14 (3.38)

Double glazed window to the front, single radiator

BEDROOM TWO 10'48 (3.15) x 7'90 (2.36)

Double glazed window to the rear, single radiator



SHOWER ROOM

Walk in shower cubicle, wash hand basin set in vanity unit, Low level WC, heated towel rail, double glazed window to the side, tiled walls and flooring, spotlights

FRONT GARDEN

Block paved driveway with off street parking for two vehicles, leading to garage

REAR GARDEN

East facing, low maintenance garden with lawn, decking and patio areas

GARAGE

Single attached garage with utility and storage cupboards

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre to premises

Mobile Signal Coverage Blackspot: No

Parking: Garage, driveway and off street parking



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: C

EPC RATING: D

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		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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