



Plessey Road Blyth

Wow! This simply stunning, substantial house on Plessey Road has been completely renovated by the current owners to an extremely high standard. The property briefly comprises: Beautiful entrance hallway with tiled floor, utility room and outstanding kitchen/diner with log burner. To the first floor you have three bedrooms and contemporary bathroom with freestanding bath. The top floor has just been converted and boasts two further loft rooms and a shower room. The property benefits from gas central heating, double glazing, garage and yard to rear. Previously two flats - an ideal spacious family home superbly presented throughout. Internal inspection a must to appreciate the size and standard of accommodation on offer.

Offers Over **£150,000**

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Plessey Road

Blyth

ENTRANCE

UPVC entrance door into hallway, radiator, stairs leading to first floor

LOUNGE 15'69 x 11'93 (4.72m x 3.58m)

Double glazed window to the front, radiator and log burner



KITCHEN/DINER 21'27 x 15'70 (6.45m x 4.75m)

Fitted with a range of wall, floor and drawer units with coordinating work surfaces. Coordinating sink unit with mixer tap, built in electric oven, electric hob and space for fridge/freezer. Double glazed window and door leading to the rear. Spacious dining area and large double glazed window to the rear

UTILITY 6'05 x 5'50 (1.83m x 1.65m)

Plumbed for washing machine

STAIRS TO FIRST FLOOR



BEDROOM ONE 15'60 x 15'03 (4.72m x 4.57m) Maximum measurements include recess

Double glazed window to the rear and single radiator

BEDROOM TWO 15'65 x 7'37 (4.72m x 2.21m) Minimum measurements exclude recess

Double glazed window and radiator

BEDROOM THREE 12'22 x 7'14 (3.71m x 2.16m)

Double glazed window and single radiator

BATHROOM

Free standing bath, wash hand basin set in vanity unit, low level WC and walk in shower. Heated towel rail, double glazed window and spot lights

STAIRS TO TOP FLOOR



BEDROOM FOUR (second floor) 12'54 x 11'27 (3.78m x 3.40m)

Velux window and single radiator

ROOM FIVE (Second Floor) 12'42 x 11'54 (3.76m x 3.48m) Maximum measurements include recess Velux window and single radiator

SHOWER ROOM (second floor)

Walk in shower cubicle, low level WC, wash hand basin set in vanity unit and heated towel rail

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: Off 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

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 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.

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