



## Plessey Road Blyth

- First Floor Flat
- Two Bedrooms
- No Upper Chain
- Close to shops
- Rear Yard
- Council Tax band: A

**£ 50,000**

01670 352 900  
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ROOK  
MATTHEWS  
SAYER

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# Plessey Road Blyth

## ENTRANCE

UPVC entrance door

## ENTRANCE HALLWAY

Stairs to first floor landing

## LOUNGE 13'62 (4.12) X 11'22 (3.40)

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

## KITCHEN 13'01 (3.96) X 7'03 (2.21)

Double glazed window to rear, single radiator, range of wall, floor and drawer units with co-ordinating roll edge work surfaces, stainless steel sink unit with drainer and mixer tap, built in electric fan assisted oven, electric hob with extractor fan above, space for fridge/freezer

## FIRST FLOOR LANDING

Access to loft

## BEDROOM ONE 13'24 (4.01) X 13'58 (4.09) maximum measurements into recess

Double glazed window to front, single radiator

## BEDROOM TWO 8'63 (2.59) X 7'44 (2.24)

Double glazed window to front, single radiator

## REAR YARD

## PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: None

Mobile Signal Coverage Blackspot: No

Parking: On 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

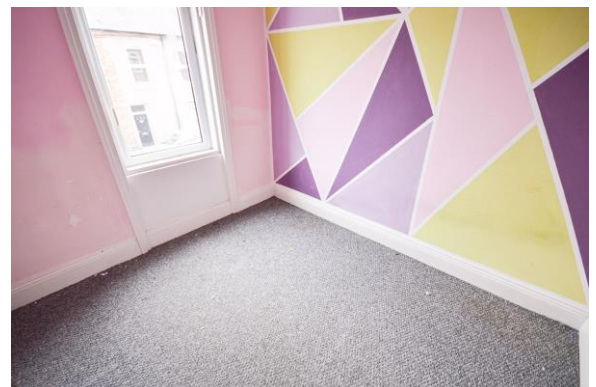
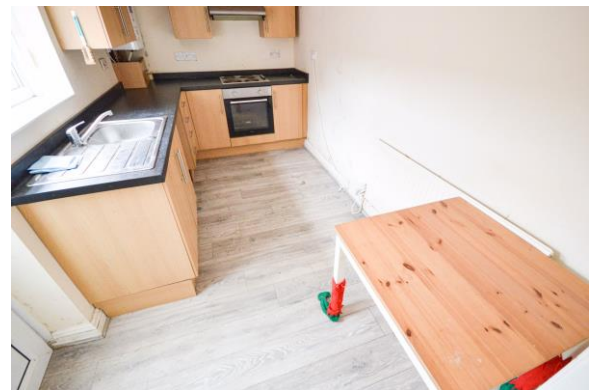
Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.

Length of Lease: 999 years from 25 May 2001

## COUNCIL TAX BAND: A

EPC RATING: E

BL00010990.AJ.DS.12/03/2024.V.1



**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.

16 Branches across the North-East

