



## Plessey Road Blyth

This charming and elegantly presented terrace property offers an exceptional blend of space, style, and convenience. Perfectly positioned within close proximity to local shops, highly regarded schools, and excellent transport links including both bus and train services, this home provides an ideal setting for modern family living. Upon entering, you are welcomed by a bright and inviting hallway that leads into a comfortable lounge, perfect for relaxation. A further spacious lounge / diner creates a wonderful setting for both everyday living and entertaining, seamlessly connecting to the recently refitted kitchen, which boasts contemporary finishes and ample storage. To the rear, a generous and well-maintained yard offers a private outdoor space, while the addition of a garage provides secure parking and extra storage. Ascending to the first floor, the property continues to impress with three well-proportioned bedrooms, each designed to offer comfort and tranquility. A stylish family bathroom completes the upper level, offering modern fittings and a refreshing atmosphere. Combining timeless character with modern enhancements, this delightful home is a rare opportunity in a sought-after location. Interest in this property will be high call 01670 352900 or email [Blyth@rmsestateagents.co.uk](mailto:Blyth@rmsestateagents.co.uk) to arrange your viewing.

# £125,000

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## ENTRANCE

UPVC entrance door.

## ENTRANCE HALLWAY

Stairs to first floor landing, single radiator.

## CLOAKS/ W.C

Low level w.c, hand basin.



**LOUNGE 13'83 (4.21m) x 13'33 (4.06) max**  
measurements into recess.

Double glazed window to front, double radiator, fire surround with electric inset and hearth, coving to ceiling, double doors to dining room.

**DINING ROOM 21'17 (6.45m) x 13'69 (4.17m) max.**  
measurements into L Shape

Double glazed window to rear, double radiator.



**KITCHEN 11'87 (3.61m) x 7'87 (2.40m)**

Double glazed window to side, double radiator, range of wall, floor and drawer units with roll top work surfaces, stainless steel sink and drainer unit with mixer tap, tiled splashbacks, space for cooker and fridge freezer, double glazed door to rear yard.

## FIRST FLOOR LANDING

Loft access.

## LOFT

Boarded, pull down ladders, power and lighting.



**BEDROOM ONE 13'36 (4.07m) x 10'5 (3.20m)**

Double glazed window to front, single radiator, fitted wardrobes.

**BEDROOM TWO 13'72 (4.18m) x 11'54 (3.52m)**

Double glazed window rear, single radiator.



**BEDROOM THREE 9'63 (2.93m) x 7'48 (2.28m)**

Double glazed window front, single radiator.

**BATHROOM**

White suite comprising panelled bath, low level w.c, pedestal wash hand basin, double shower cubicle, spotlights, underfloor heating, heated towel rail, tiled flooring, double glazed frosted window to rear.

**YARD**

Low maintenance yard, hot and cold taps and outdoor electrics.

**GARAGE**

Single garage houses washing machine.

**PRIMARY SERVICES SUPPLY**

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Fibre to Premises

Mobile Signal Coverage Blackspot: No

Parking: 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: A**

**EPC RATING: D**

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