



Plessey Road | Blyth | NE24 5TL

£60,000



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Ground Floor Flat

No Upper Chain

Gas Central Heating

Two Bedrooms

Porch/ Rear Garden

Double Glazing

ROOK
MATTHEWS
SAYER

ENTRANCE PORCH: Upvc entrance door.

LOUNGE: (front): 11'51 x 9'51 (.351m x 2.90m) min. measurements excluding recess but including the bay window.
Double glazed bay window, double radiator, storage cupboard.

KITCHEN: (rear): 7'67 x 7'02 (2.34m) 2.14m)
Double glazed window, range of units with roll top work surfaces, stainless steel sink and drainer unit with mixer tap, tiled splashbacks, built in electric oven and hob,

BEDROOM ONE: (side): 10'99 x 8'59 (3.35m x 2.62m) max. measurements into recess.
Double glazed window, single radiator.

BEDROOM TWO: (front) 7'51 x 7'02 (2.29m x 2.14m)
Double glazed window, single radiator.

BATHROOM: (rear)
Double glazed frosted window, white suite comprising panelled bath with shower over, wash hand basin, low level w.c, part tiling to walls, single radiator.

REAR GARDEN
Fenced boundary

PRIMARY SERVICES SUPPLY
Electricity Mains
Water: Mains
Sewerage: Mains
Heating: Gas Heating
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

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 lease from 2022 with 996 remaining

COUNCIL TAX BAND: A
EPC RATING: C

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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

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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