



Plessey Road | Blyth | NE24 3NH

**£125,000**



**2**



**1**



**1**

**Semi Detached House**

**Log Burner**

**Large Rear Garden**

**Two Bedrooms**

**Downstairs WC**

**No Upper Chain**

ROOK  
MATTHEWS  
SAYER

#### ENTRANCE

UPVC entrance door

#### ENTRANCE HALLWAY

Stairs to first floor landing, single radiator, tiled flooring

#### CLOAKS/WC

Low level WC, wash hand basin, double glazed window, part tiling to walls

#### LOUNGE 11'96 (3.58) X 11'72 (3.53) minimum measurements excluding recess

Double glazed window to front, single radiator, log burner, built-in cupboard

#### KITCHEN 14'08 (4.27) X 10'57 (3.18)

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 and drainer with mixer tap, centre island, tiled splash backs, gas hob, space for fridge/freezer, plumbed for washing machine, double glazed window to rear garden

#### UTILITY ROOM 5'46 (1.62) X 5'03 (1.52)

Double glazed window to side

#### FIRST FLOOR LANDING

Loft access: partially boarded, pull down ladder

#### BEDROOM ONE 13'46 (4.06) X 9'79 (2.92) maximum measurements into recess

Double glazed window to front, single radiator, fitted wardrobes

#### BEDROOM TWO 10'39 (3.12) X 9'53 (2.87) maximum measurements into recess

Double glazed window to rear, single radiator

#### BATHROOM/WC

3 piece suite comprising: Panelled bath, hand basin, low level WC, double glazed window to rear, single radiator, tiling to walls, tiled flooring

#### FRONT GARDEN

Block paved, driveway- no dropped kurb

#### REAR GARDEN

Laid mainly to lawn, decking, patio area, garden shed

#### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre to premises

Mobile Signal Coverage Blackspot: No

Parking: Driveway

Accessibility: Suitable for wheelchairs

#### 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: TBC

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