



Plessey Road | Blyth | NE24 3LW

Guide Price £155,000

ROOK
MATTHEWS
SAYER

**3****2****1****Stunning Three Bedroom****Semi Detached House****Garage****South Westerly Garden****Two Reception Rooms****Utility Room****Gas Central Heating****Double Glazed Windows**

For any more information regarding the property please contact us today

Nestled on the highly sought-after Plessey Road, this charming 3-bedroom semi-detached home offers an ideal blend of comfort, convenience, and coastal living. Located just a short stroll from the beach, this property is perfect for those seeking a relaxed lifestyle close to the sea. Upon entering, the welcoming entrance hall sets the tone for the spacious accommodation within. The lounge boasts a beautiful bay window, flooding the space with natural light and creating a cosy atmosphere. Adjacent is the dining room, also featuring a bay window and French door that open out to the rear garden - ideal for entertaining and enjoying summer evenings. The kitchen is well-appointed and leads to a practical utility area. Upstairs, there are three generously proportioned bedrooms, all designed to accommodate modern family living. The family bathroom is bright and functional, serving the needs of the household. Externally, the property benefits from a shared driveway leading to a garage, offering ample parking and storage. The southerly-facing rear garden is a standout feature, providing a sunny retreat for relaxation or outdoor activities. This delightful home offers a fantastic opportunity to enjoy a coastal lifestyle in one of the area's most desirable locations. Early viewing is highly recommended! Interest in this property will be high call 01670 352900 or email Blyth@rmsestateagents.co.uk to arrange your viewing.

Each auction property is offered at a guide price and is also subject to a reserve price. The guide price is the level where the bidding will commence. The reserve price is the seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price, which may be up to 10% higher than the guide price, is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction. The successful buyer pays a £2000+VAT (total £2400) Auction Administration Fee.

Joint Agents: The Agents Property Auction Ltd. Tel 01661 831360
Terms and conditions apply see www.agentspropertyauction.com.

ENTRANCE

UPVC entrance door

ENTRANCE HALLWAY

Stairs to first floor landing, single radiator, storage cupboard

LOUNGE 14'38 (4.34) X 12'22 (3.71) maximum measurements into recess and bay window

Double glazed window to front, double radiator, fire surround with electric inset and hearth

DINING ROOM 13'07 (3.96) X 10'75 (3.22) maximum measurements into recess and bay window

Double glazed door to rear garden

KITCHEN 8'25 (2.48) X 7'43 (2.24)

Double glazed window to rear, double radiator, range of wall, floor and drawer units with co-ordinating roll edge work surfaces, electric oven, gas hob, double glazed door to driveway

UTILITY ROOM

Double glazed window to side, space for fridge/freezer, plumbed for washing machine

FIRST FLOOR LANDING

Double glazed window to side, loft access: pull down ladders

BEDROOM ONE 12'31 (3.73) X 10'12 (3.07) minimum measurements excluding recess

Double glazed window to front, single radiator, fitted wardrobes

BEDROOM TWO 11'37 (3.43) X 9'27 (2.79)

Double glazed window to rear, single radiator, fitted wardrobes

BEDROOM THREE 7'01 (2.13) X 6'62 (1.98) minimum measurements excluding recess

Double glazed window to front, single radiator

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BATHROOM/WC

Panelled bath, pedestal wash hand basin, shower cubicle, low level WC, spot lights, double glazed window to rear, heated towel rail, tiling to walls, tiled flooring

FRONT GARDEN

Low maintenance garden, shared drive/access to garage

REAR GARDEN

Laid mainly to lawn, patio area, south facing

GARAGE

Single

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: Garage/Driveway

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: B

EPC RATING: D

BL00011689/ AJ/MW/ 210725/ V1



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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 82 B |
| 69-80 | C | | |
| 55-68 | D | 68 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



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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