



Plessey Road | Blyth | NE24 4BL

**£115,000**



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Three Bedroom Terraced

Downstairs W.C

No Upper Chain

Mains Water, Electricity, Sewage

Rear Yard With Off Street

Gas Heating

Two Reception Rooms

For any more information regarding the property please contact us today

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*This attractive three-bedroom terraced property is offered to the market with no upper chain, providing an excellent opportunity for those looking for a smooth and hassle-free purchase. The home boasts a welcoming and versatile layout, including two generously sized reception rooms that offer plenty of space for both relaxation and entertaining. The well-proportioned kitchen is perfectly positioned to serve as the heart of the home, with scope for personal touches to suit your style. Upstairs, there are three comfortable and well-lit bedrooms, making it ideal for families or those needing additional space for guests or a home office. The family bathroom is conveniently located to serve all bedrooms and is ready for use while still offering potential for modernization. To the rear of the property, a good-sized yard provides a private outdoor space perfect for enjoying the warmer months. The added benefit of off-street parking ensures convenience for homeowners and visitors alike. With its excellent room sizes, practical layout, and desirable location, this property offers great potential for a range of buyers, whether you're looking for your first home, downsizing, or seeking an investment opportunity. 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.*

#### PROPERTY DESCRIPTION:

**ENTRANCE:** UPVC entrance door

**ENTRANCE HALLWAY:** single radiator and storage cupboard

**DOWNSTAIRS CLOAKS/W.C.:** low level w.c and double glazed window

**LOUNGE:** (front): 18'60 x 11'92, (5.66m x 3.63m), double glazed windows to front, double radiator and coving to ceiling.

**DINING ROOM:** (side): 11'82 x 15'65, (3.51m x 4.77m), double glazed windows to side, single radiator and coving to ceiling.

**KITCHEN:** (rear): 16'22 x 7'66, (4.94m x 2.33m), double glazed window to rear, double radiator, range of wall, floor and drawer units with coordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer tap, electric fan assisted oven, electric hob and space for fridge/freezer.

#### FIRST FLOOR LANDING AREA:

**LOFT:** partially boarded

**FAMILY BATHROOM:** 3 piece suite comprising: paneled bath, shower over bath, wash hand basin, low level wc and spotlights

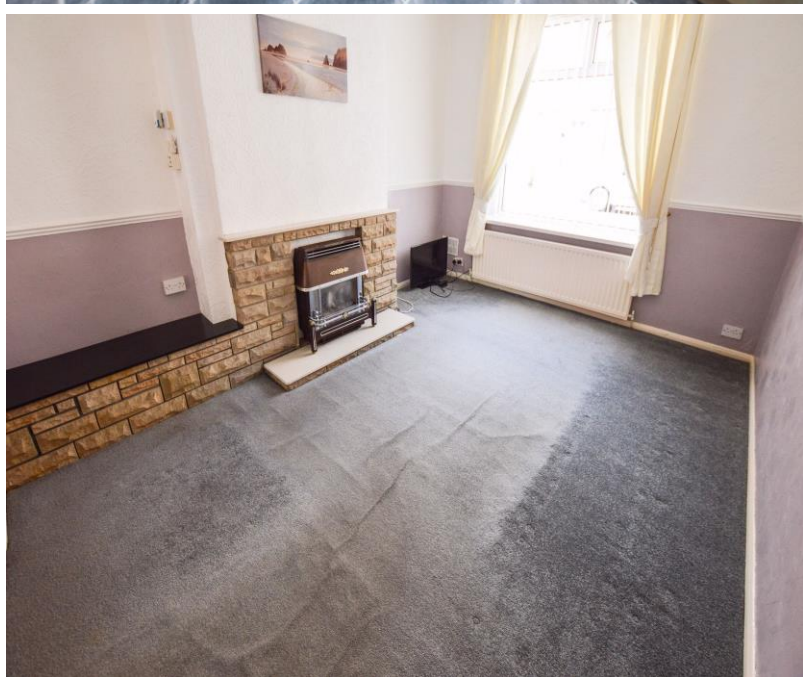
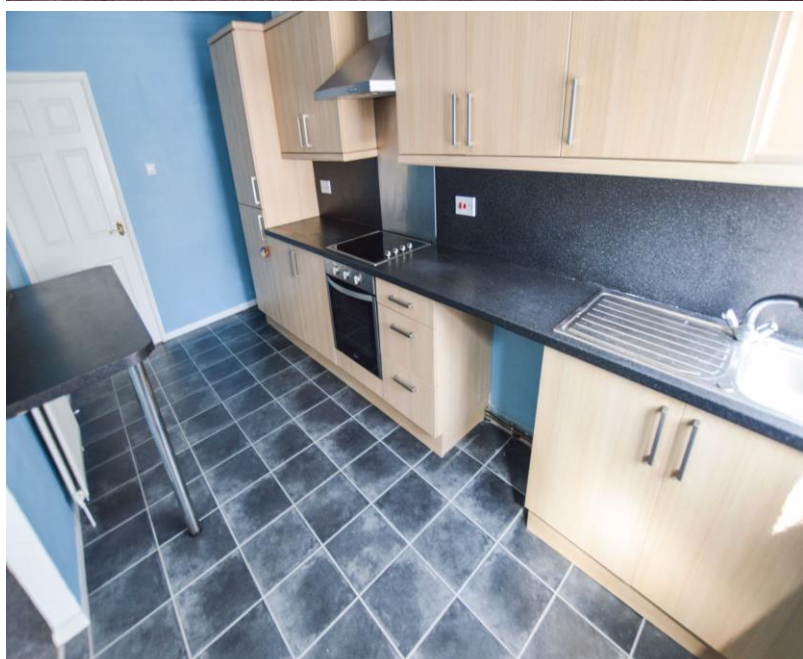
**BEDROOM ONE:** (rear): 15'72 x 13'24, (4.79m x 4.03m), double glazed window to rear, single radiator, fitted wardrobes and built in cupboard as well as coving to ceiling.

**BEDROOM TWO:** (front): 15'61 x 8'39, (4.75m x 2.55m), double glazed window to front, single radiator.

**BEDROOM THREE:** (front): 12'52 x 7'86, (3.81m x 2.39m), double glazed window to front, single radiator and loft access.

**EXTERNALLY:** garden shed and off street parking.





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#### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas central

Broadband: None

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.

#### BUILDING WORKS

Any known planning permissions or proposals in the immediate locality: NO

Outstanding building works at the property: NO

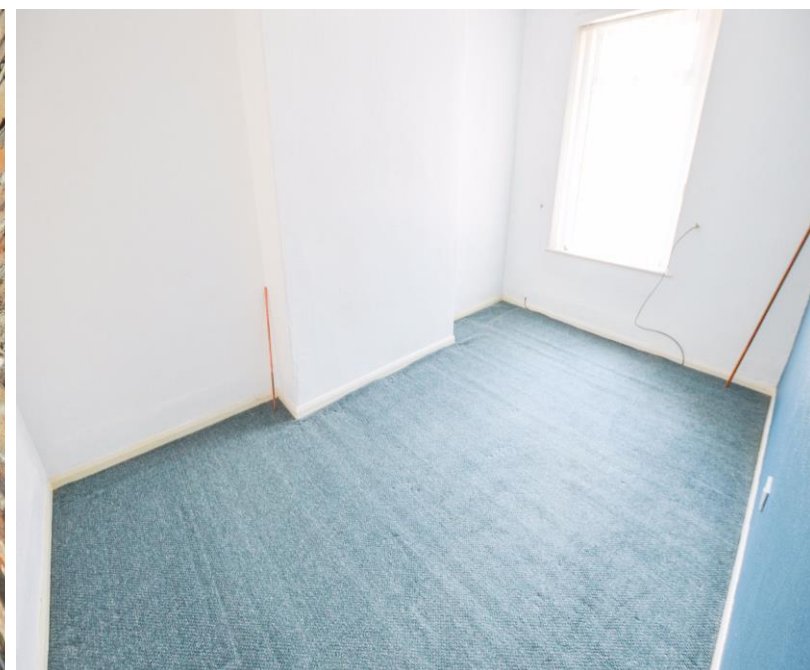
#### TENURE

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

BL00011719.AJ.BH.15/08/2025.V.1



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## AWAITING EPC RATING

**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.



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