



Plessey Road | Blyth | NE24 4NE

£68,000

Exceptional opportunity to purchase this beautifully refurbished two-bedroom ground floor flat, finished to a high standard throughout and offered for sale with no upper chain. This stunning home offers spacious and well-designed accommodation, comprising a welcoming entrance hallway, a bright and generous lounge/dining room, and a stylish contemporary fitted kitchen. There are two well-proportioned bedrooms, with the impressive principal bedroom benefiting from a dedicated dressing area, providing both practicality and a touch of luxury. A beautifully appointed family bathroom completes the accommodation. Externally, the property enjoys access to a shared rear yard, offering useful outdoor space. Ideally situated close to a range of local shops, well-regarded schools, and regular bus routes, the property also benefits from excellent transport links, including the nearby new train station, making it an excellent choice for commuters. Early viewing is highly recommended to fully appreciate the quality, space, and superb location this exceptional home has to offer.

RMS | Rook
Matthews
Sayer



2



1



1

Gorgeous Ground Floor Flat

No Upper Chain

Close To New Train Station

Gas Heating

Shared Rear Yard

**Mains Water, Electricity And
Sewage**

Fully Refurbished

**Leasehold 999 years From
1985 With 958 Remaining**

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION:

ENTRANCE: UPVC Entrance Door

ENTRANCE HALLWAY: single radiator and storage cupboard.

LOUNGE: (front): Max measurements include recess 13'34 x 13'21
Double glazed window to rear and double radiator.

KITCHEN: (rear): Fitted with a range of wall, floor and drawer units with coordinating work surfaces, stainless steel sink with drainer and mixer tap. Double glazed window to side, plumbed area for washing machine, space for cooker and fridge freezer, and tiling to floor.

FAMILY BATHROOM: three-piece suite comprising paneled bath with shower over, low level wc, wash hand basin, heated towel rail, and tiling to floor.

BEDROOM ONE 12'71 x 8'94 Min measurements exclude recess
Double glazed window to the front and radiator and walk in wardrobe area.

BEDROOM TWO 10'03 x 7'33
Double glazed window to the rear and radiator.

EXTERNAL
Shared yard to the rear with outbuilding.



PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Electric

Broadband: None

Mobile Signal Coverage Blackspot: No

Parking: On Street Parking

MINING

The Northeast 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

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 years from 9th August 1985

Any Other Charges/Obligations: Buildings Insurance £197.28 per year

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

COUNCIL TAX BAND: A

EPC RATING: D



T: 01670 352 900

Blyth@rmsestateagents.co.uk

RMS | Rook
Matthews
Sayer

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	66 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.