

# RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

3 ROTHBURY AVENUE BLYTH NORTHUMBERLAND NE24 4QT



- Semi Detached Family Homw
- Three Bedrooms ( All Fiitted )
- Garage
- Viewing Highly Recommended

- Cul De Sac Position
- Refitted Kitchen & Bathroom
- Well Kept Gardens
- EPC: D

**Offers Over £129,950**

# 3 ROTHBURY AVENUE BLYTH NORTHUMBERLAND NE24 4QT

A well cared for semi detached home of quality, impressively upgraded by the present owners and most tastefully decorated throughout. Situated on the sought after Rothbury Avenue, Newsham Farm Estate in Blyth. Briefly comprising: entrance hall, lounge through dining room with patio door to garden, superb refitted kitchen with integral appliances and separate utility. Three bedrooms to the first floor and luxury family bathroom with bath and shower. Gardens to front with driveway providing off street parking and delightful enclosed garden to the rear. With schools, road transport links and amenities close by the property would make an ideal family home. Only an internal inspection will reveal the standard of accommodation on offer. Vendor has advised the property will be Freehold upon completion.

## ENTRANCE HALL

Double glazed front door leading to entrance hall with staircase to first floor, under stair cupboard, plus cupboard housing ducted air unit.

## LOUNGE/DINING

23'07" x 12'05" (7.19m x 3.78m)

Full length double glazed window to front, stone effect surround with electric fire, marble insert & hearth, double glazed patio doors to rear. Tv aerial, ducted air vent.



## LOUNGE DINER 2



## KITCHEN

9'07" x 8'04" (2.92m x 2.54m)

Refitted kitchen with a selection of high gloss wall and base units, 1.5 bowl sink, electric hob and oven Integral dishwasher and microwave. pantry, double glazed window to rear, door to utility.



## UTILITY

7'06" x 6'04" (2.29m x 1.93m)

With a selection of wall and base units, double glazed window to rear, plumbed washing machine, space for tumble dryer, single drainer sink, part tiled walls and floor, double glazed door to rear. Door to garage.

## FIRST FLOOR LANDING

Double glazed window to side.



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## MASTER BEDROOM

10'09" x 11'11" (3.28m x 3.63m)

Fitted wardrobes with mirror fronted sliding doors, duct air vent, double glazed window to front.



## BEDROOM TWO

7'11" (plus robes) x 11'11" (2.41m (plus robes) x 3.63m)

Double glazed window to rear. Fitted wardrobes and bedroom furniture.



## BEDROOM THREE

8'04" x 7'10" (2.54m x 2.39m)

Fitted with a range of built in wardrobes, Double glazed window to front.

## BATHROOM

Refurbished bathroom with white jacuzzi bath, low level w.c, pedestal wash hand basin. Separate walk in shower, heated towel rail, tiled floor, upvc cladding walls, spotlights to ceiling.



## BATHROOM TWO



## FRONT GARDEN

Walled boundaries, planted borders, asto turf, imprinted concrete driveway providing off street parking to garage.

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## REAR GARDEN

North west fenced rear garden with astro turf, shrub borders and generous patio area, garden shed with electrics, water supply.



## GARAGE

Attached garage with up & over electric door, light and power.

## FREEHOLD TENURE

WE UNDERSTAND THIS PROPERTY IS FREEHOLD. HOWEVER, WE ARE NOT QUALIFIED TO VERIFY THE TENURE ON ANY PROPERTY AND YOUR SOLICITOR SHOULD BE CONSULTED REGARDING THIS.

## MORTGAGE ADVICE

WE HAVE AN INDEPENDENT MORTGAGE ADVISOR WITHIN OUR OFFICES.

ORACLE FINANCIAL PLANNING LIMITED MAY PAY RICKARD 1936 LTD A REFERRAL FEE ON COMPLETION OF ANY MORTGAGE APPLICATION.

MAKE AN APPOINTMENT TODAY TO DISCUSS OUR VERY COMPETITIVE DEALS

## LEASEHOLD TENURE

WE UNDERSTAND THIS PROPERTY IS LEASEHOLD. HOWEVER WE HAVE BEEN ADVISED IT WILL BE MADE FREEHOLD UPON COMPLETION BY THE CURRENT VENDOR

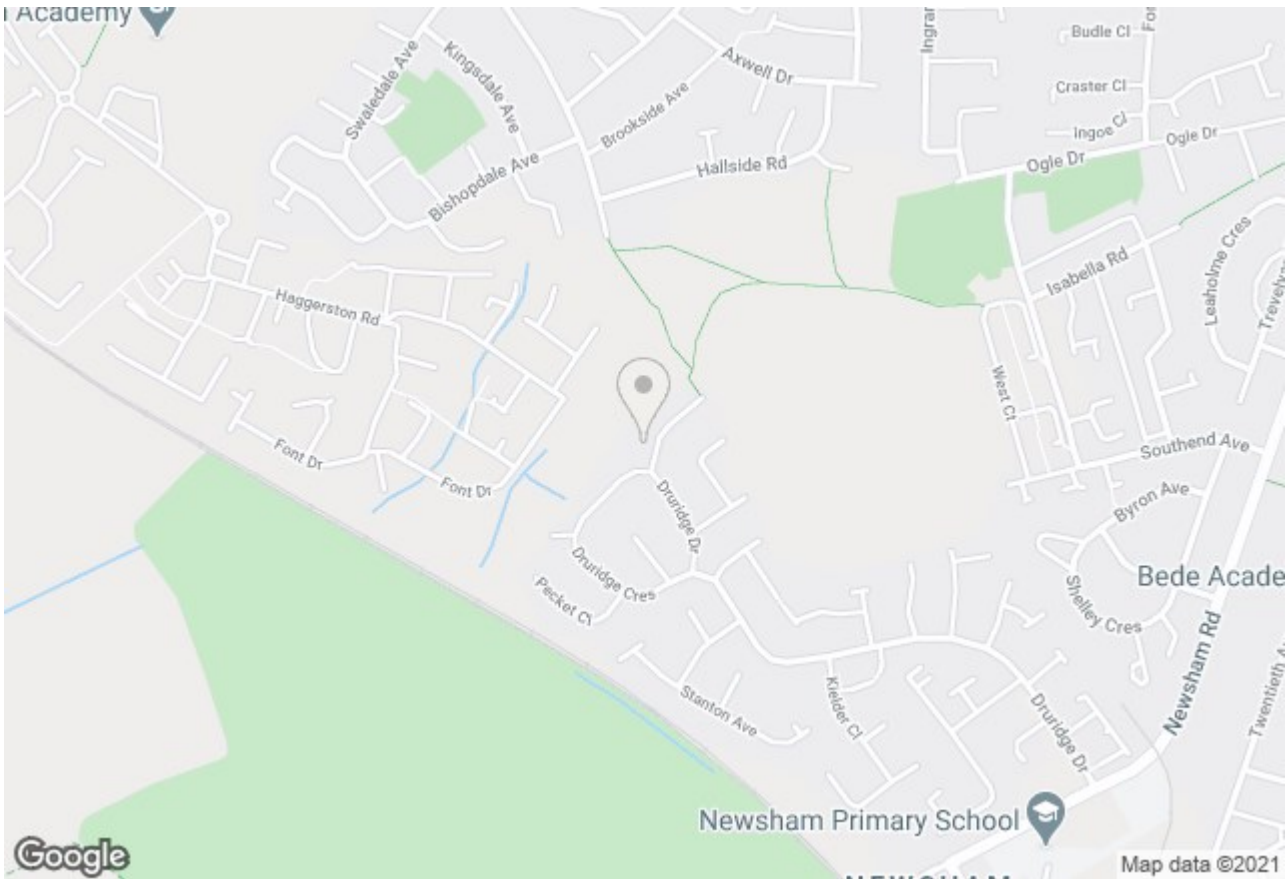


### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>78</b>
(55-68) <b>D</b>	<b>58</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>76</b>
(55-68) <b>D</b>	<b>54</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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