

RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

20 AVONDALE AVENUE BLYTH NORTHUMBERLAND NE24 4JA



- Semi Detached Home
- Two Double Bedrooms
- Close To A189 Road Links
- No Upper Chain
- Favoured Location
- Good Sized Gardens
- Some Modernisation Required
- EPC: tbc

Price £80,000

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A good sized semi detached home requiring modernisation on Avondale Avenue, Bebside in Blyth. The generous accommodation briefly comprises: entrance hall, lounge, dining room and kitchen. Two double bedrooms to the first floor and family bathroom. Externally there are good sized gardens to both front and rear. Ideally situated on this sought after development with easy access to local schools and amenities. An ideal starter /retirement purchase offered with No onward chain, early inspection highly recommended.

ENTRANCE HALL

Double glazed entrance door into hallway, staircase to first floor, double radiator, under stair cupboard. Double glazed window to rear.

DINING ROOM

70 x 5'11" (21.34m x 1.80m)

Double glazed window to front, double radiator, door to lounge.

LOUNGE

11'09" x 10'11" into alcove (3.58m x 3.33m into alcove)

Double glazed window to front, wood effect fire surround with living flame fire and marble inset and hearth.



KITCHEN

11'04" x 8'11" (3.45m x 2.72m)

Fitted with a range of wall and base units and single drainer sink. Electric cooker point, space for fridge freezer & washing machine. Built in cupboard, breakfast bar part tiled walls. Double glazed window and door to rear.



FIRST FLOOR LANDING

Double glazed window to side, access to part boarded roof space via drop down ladder.

MASTER BEDROOM

9'08" x 12'07" (2.95m x 3.84m)

Double glazed window to rear, built in wardrobes x2, radiator.



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BEDROOM TWO

12'01" x 10'04" (3.68m x 3.15m)

Double glazed window to front, built in cupboard, radiator.



BATHROOM

White suite comprising panelled bath with electric shower over, low level w.c. and pedestal wash hand basin. Part upvc clad walls, radiator. Double glazed frosted window to side.



FRONT GARDEN

Fenced boundaries, gravelled areas, shrub borders. Gated access to rear.

REAR GARDEN

Enclosed fenced rear garden with part patio and lawned area. Garden shed x 2



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

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		83
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	



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