

RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

9 ASHFORD CLOSE BLYTH NORTHUMBERLAND NE24 3TJ



- Semi Detached Home
- Two Double Bedrooms
- Garage & Driveway
- No Upper Chain

- Cul De Sac Position
- Breakfasting Kitchen
- Good Sized Gardens
- EPC: tbc

Price £119,950

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A well presented semi detached house with two double bedrooms, garage and large garden on Ashford Close, South Beach in Blyth. Situated in a cul de sac on this desirable development and briefly comprising: Entrance porch, spacious lounge and breakfasting kitchen. To the first floor two double bedrooms and bathroom. Generous gardens to both front and rear and good sized driveway to attached garage. The property is ideally suited for a variety of purchasers, close to Bede Academy, beach and amenities . Offered with No Onward Chain, early internal inspection a must

ENTRANCE PORCH

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

LOUNGE

17'05" x 12'11" (5.31m x 3.94m)

Double glazed window to front, coving to ceiling, fireplace with electric fire, staircase to first floor, double radiator.



DINING KITCHEN

12'11" x 8'11" (3.94m x 2.72m)

Fitted with a range of wall and base units, 1 1/2 bowl sink. Gas hob with electric oven, space for fridge freezer and dishwasher. Wall mounted combi-boiler, double radiator. Double glazed door and window to rear garden.



FIRST FLOOR LANDING

Access to partly boarded roof space via drop down ladder.

BEDROOM ONE

12'11" x 11'09" (3.94m x 3.58m)

Double glazed window to front, fitted wardrobes with sliding doors, radiator.



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BEDROOM TWO

12'11" x 8'11" (3.94m x 2.72m)

Double glazed window to rear, radiator.



BATHROOM

Fitted white suite comprising panelled bath, pedestal wash hand basin, low level w.c. Part tiled walls and tiled floor, spot lights to ceiling. Airing cupboard, heated towel rail. Double glazed frosted window to rear.



FRONT GARDEN

Generous block paved driveway to front providing off street parking to garage, lawned and planted borders.

REAR GARDEN

Enclosed fenced rear garden with decked and lawned areas, fruit trees and planted borders. Garden shed, external water supply.



GARAGE

Attached garage with electric roller door, space for tumble dryer.

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.

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

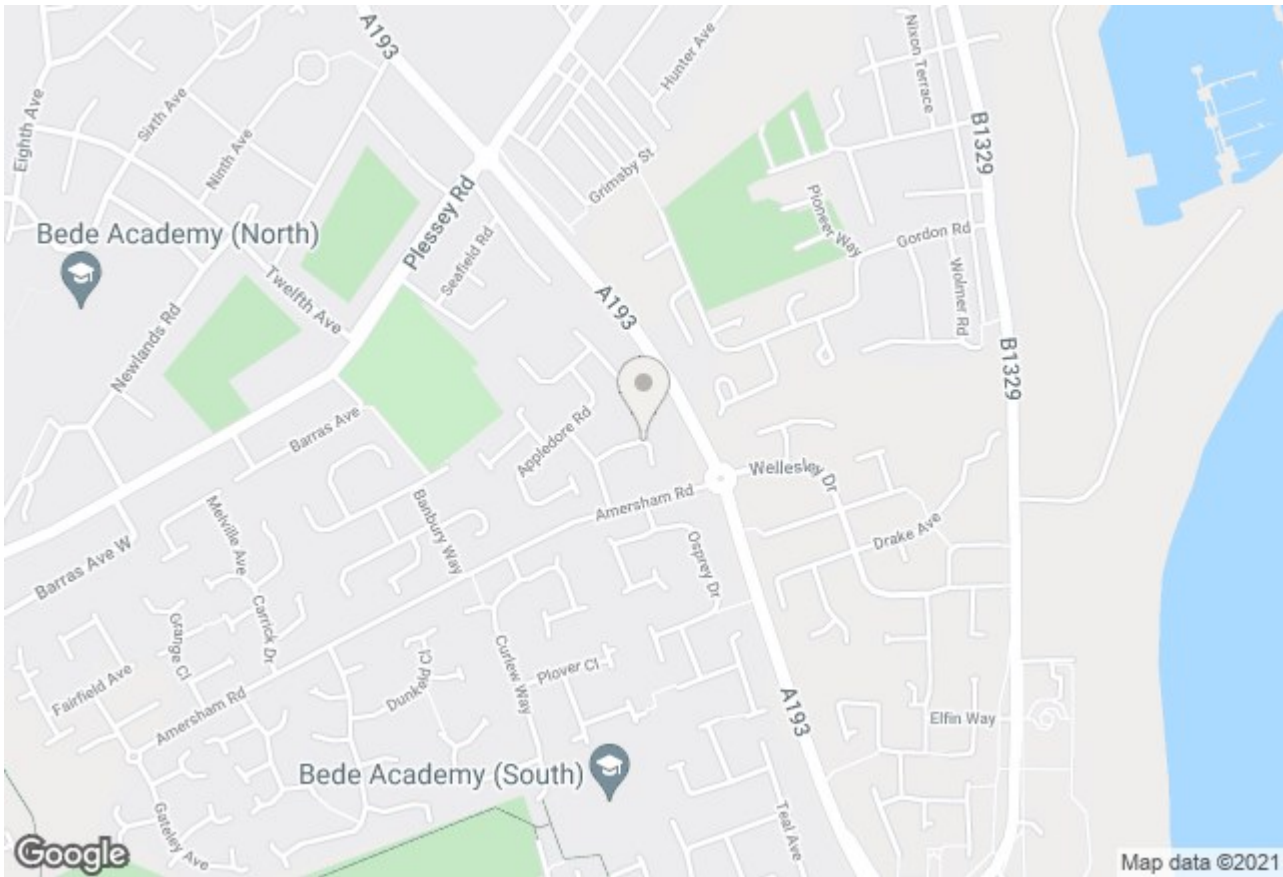
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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		84
(81-91) B		
(69-80) C		
(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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