

# RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

8 PIONEER WAY BLYTH NE24 3FA



- Immaculate Semi Detached
- Walking Distance To Beach
- Manicured Rear Garden
- Early Inspection Essential

- Built 2014 with remaining NHBC Guarantee
- Three Bedrooms / En Suite
- Double Driveway & Garage
- EPC: B

**Price £179,950**

## 8 PIONEER WAY BLYTH NE24 3FA

An immaculate semi detached home of quality situated in a cul de sac within walking distance of local beach and park on Pioneer Way in Blyth. This excellent home provides beautiful and superbly appointed accommodation throughout. This a must see property which briefly comprises entrance hall, ground floor cloaks/ wc, spacious lounge with french doors to rear garden, separate dining room and kitchen. To the first floor, three bedrooms, en suite to master and family bathroom.. The front offers double width driveway leading to garage whilst to the rear there is a manicured garden which is enclosed, well stocked with lawned and patio areas. Benefitting from a wired alarm system the property will make an ideal family purchase situated close to local transport links, amenities and schools. Early inspection essential to secure.

### ENTRANCE HALL

Double glazed entrance door to hallway. Radiator.

### GROUND FLOOR CLOAKROOM/WC

Low level w.c., pedestal wash hand basin, tiled splash back and radiator.

### DINING ROOM

9'10 x 8'10 (3.00m x 2.69m)

Double glazed window to the front, storage cupboard, radiator.

### LOUNGE

12'1 x 11'9 (3.68m x 3.58m)

Double glazed French door to rear garden, radiator and television point.



### KITCHEN

10'9 x 8'6 (3.28m x 2.59m)

Stylish modern fitted kitchen with a range of high gloss wall and base units and single drainer sink, Gas hob, electric oven, integral fridge freezer and space for washing machine. Wall mounted combi boiler in unit, tiled floor. Double glazed window and door to garden.



### FIRST FLOOR LANDING

Double glazed window to the side, built in cupboard, access to roof space.

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### BEDROOM ONE

12'3 x 10'7 (3.73m x 3.23m)

Double glazed window to the front, fitted wardrobes with sliding doors. Radiator, door to en suite.



### EN-SUITE

Step in shower with electric shower. Low level w.c., pedestal wash hand basin. Partially tiled walls, radiator.



### BEDROOM TWO

13'4 x 10'11 (4.06m x 3.33m)

Double glazed window to the rear. Radiator.



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### BEDROOM THREE

11'0 x 8'11 (3.35m x 2.72m)

Double glazed window to the rear, radiator.



### BATHROOM

Fitted with a white suite comprising panelled bath, low level w.c., pedestal wash hand basin. Partially tiled walls, extractor fan and radiator. Double glazed window to front.



### FRONT GARDEN

Block paved double width driveway, gravelled area, hedged boundaries.

### REAR GARDEN

Enclosed manicured garden to the rear with lawned and patio areas, flower and shrub borders. External water supply and electrics. Security light, gated access to the front.



### GARAGE

Integral garage with up and over door, light and power.

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### LEASEHOLD TENURE

WE UNDERSTAND THIS PROPERTY IS LEASEHOLD WITH A 999 YEAR LEASE AS FROM 2014. GROUND RENT £150 PER YEAR ( 2021 PAID ) 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

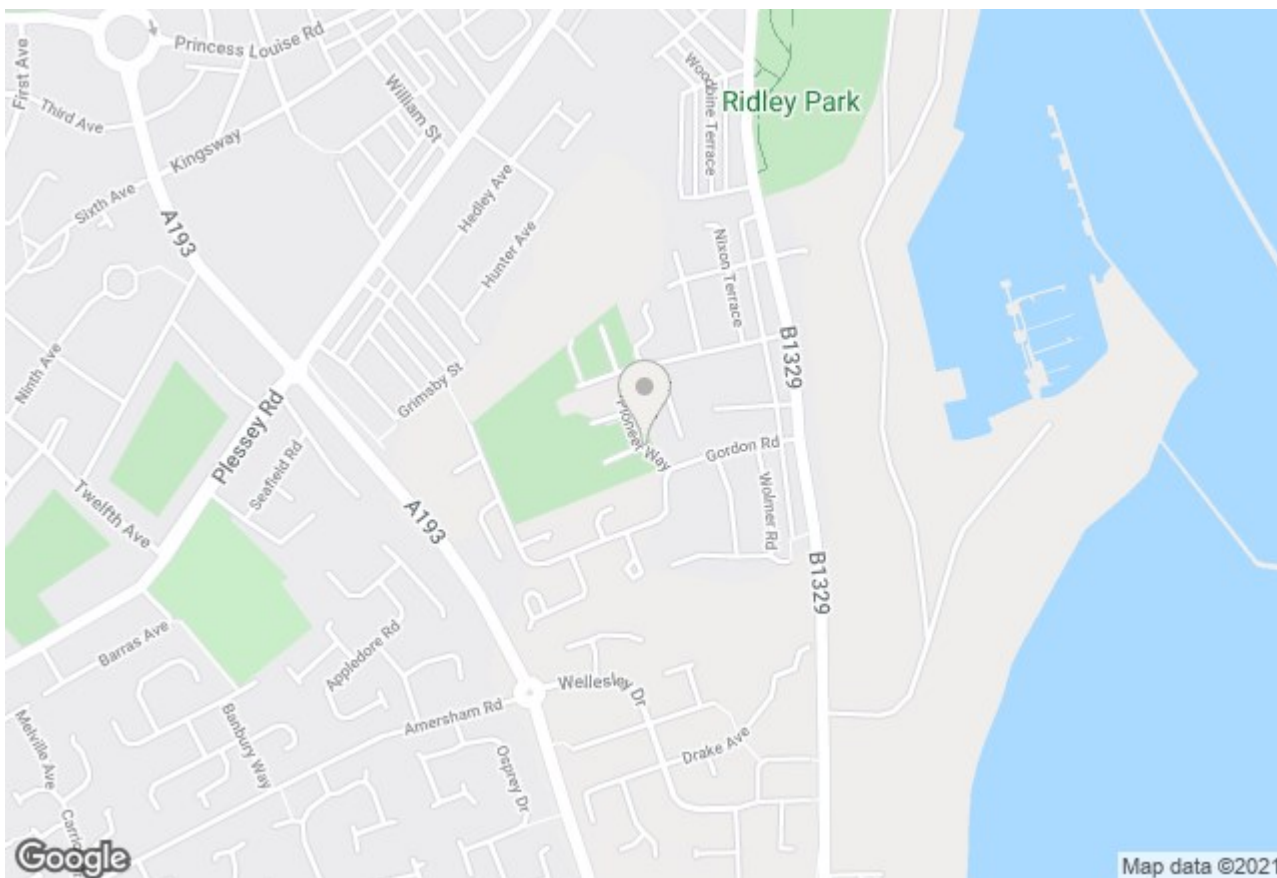


## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>93</b>
(81-91) <b>B</b>	<b>82</b>	
(69-80) <b>C</b>		
(55-68) <b>D</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>		
(55-68) <b>D</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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