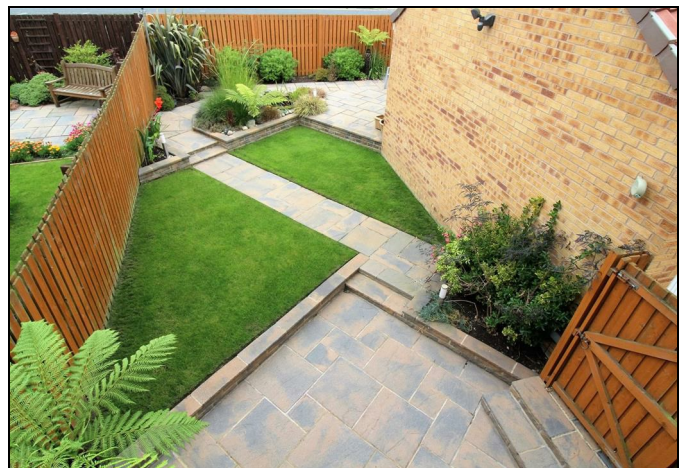


RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

2 SANDRINGHAM MEADOWS BLYTH NE24 3AN



- Immaculate Semi Detached Town House
- Ex Show House
- Four Bedrooms/ Two En Suites
- Manicured Terraced Garden

- Beautifully Presented
- Accommodation Over Three Floors
- Garage
- EPC: C

Offers In Excess Of £199,950

2 SANDRINGHAM MEADOWS BLYTH NE24 3AN

Rickard are delighted to offer for sale this unique, immaculate semi detached town house, previous show home and one a kind on the prestigious development of Sandringham Meadows. Superbly located for local amenities, the beach and for transport links to all major local towns. The property offers first class family accommodation over three floors, which commences with modern kitchen, dining room and ground floor cloaks wc, lounge with juliet balcony and bedroom three with jack n jill en suite to the first floor and to the top master bedroom with en suite plus bedrooms two and four and family bathroom. Externally there is a double length driveway to garage and enclosed, manicured terraced garden to the rear. Tastefully decorated and appointed to an excellent standard. Needless to say an early viewing is essential to secure.

ENTRANCE

Entrance door to hallway.

ENTRANCE HALL

Staircase to first floor, radiator.

DOWNSTAIRS CLOAKROOM/WC

Low level wc, pedestal wash hand basin, tiled splash back and double glazed window to the front.

KITCHEN (GROUND FLOOR)

14'9 x 6'11, (4.50m x 2.11m,)

With modern fitted wall and base units, 1 1/2 bowl sink and drainer unit, gas hob and electric double oven. Integral fridge freezer, dishwasher and washer dryer. Central heating boiler in unit. Spot lighting and double glazed window to the front.



DINING ROOM

14'8 x 11'5 (4.47m x 3.48m)

Situated on the ground floor. Double glazed window to the rear, radiator, under stair cupboard, television and telephone points and double glazed French doors to rear.



FIRST FLOOR LANDING

Double glazed window to the front, staircase to the top floor, cupboard housing thermal store water tank and radiator. Door to lounge and bedroom three with Jack and Jill en-suite.

LOUNGE (FIRST FLOOR)

14'9 x 11'8 (4.50m x 3.56m)

Double glazed window to the rear and double glazed French doors to juliet balcony. Television and telephone points.



2 SANDRINGHAM MEADOWS BLYTH NE24 3AN

BEDROOM THREE (FIRST FLOOR)

8'1 x 10'7 (2.46m x 3.23m)

Double glazed window to the front. Fitted wardrobes and bedroom furniture. Radiator and door to en-suite.



JACK AND JILL EN-SUITE (FIRST FLOOR)

With step in mains shower, low level w.c., pedestal wash hand basin, radiator, extractor fan, shaver point and partially tiled walls.



MASTER BEDROOM (TOP FLOOR)

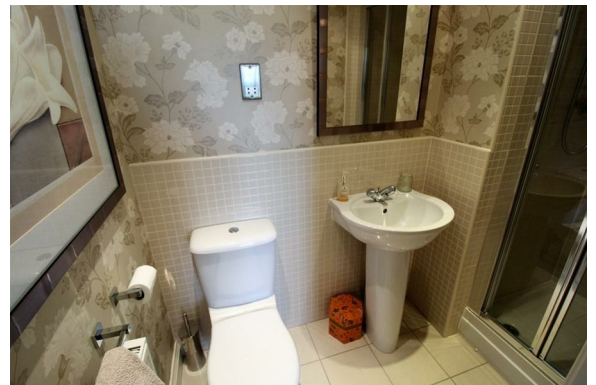
8'2 x 12'10 (2.49m x 3.91m)

Double glazed window to the rear, fitted wardrobes and access to the partially boarded roof space. Door to en-suite



EN-SUITE (TOP FLOOR)

Step in shower with mains shower, low level w.c. and pedestal wash hand basin, extractor fan, radiator, shaver point and partially tiled walls.



2 SANDRINGHAM MEADOWS BLYTH NE24 3AN

BEDROOM TWO (TOP FLOOR)

9'7 x 7'9 (2.92m x 2.36m)

Double glazed window to the front, radiator.



BEDROOM FOUR (TOP FLOOR)

6'3 x 9'2 (1.91m x 2.79m)

Double glazed window to the rear, fitted wardrobes and bedroom furniture, Radiator.

BATHROOM (TOP FLOOR)

Double glazed frosted window to the front, panel bath with mixer shower taps, low level w.c. and pedestal wash hand basin. Tiled floor and partially tiled walls. Radiator, shaver point, spot lighting and extractor fan.

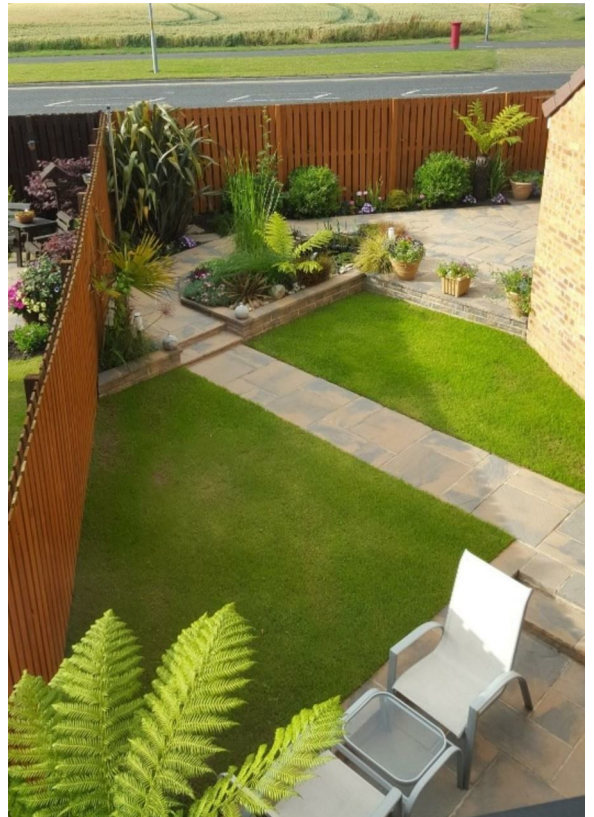


FRONT GARDEN

Double length driveway to garage.

REAR GARDEN

Beautiful terraced, landscaped rear garden with fence boundaries. Ornamental pond, patio areas, garden shed, tree and shrub borders. External water and power, gated access to front and rear.



2 SANDRINGHAM MEADOWS BLYTH NE24 3AN

REAR GARDEN 2



REAR GARDEN 3



GARAGE

Detached garage with up and over door, storage to eaves, lighting 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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	79	87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A	78	86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC 



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