

RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

18 DUNBLANE DRIVE BLYTH NORTHUMBERLAND NE24 3SW



- Detached Family Home
- Four Bedrooms
- Garage
- Must be Viewed

- Desirable Location
- Close To Bede Academy
- West Facing Rear Garden
- EPC: E

Price £223,500

18 DUNBLANE DRIVE BLYTH NORTHUMBERLAND NE24 3SW

Genuinely spacious detached home offering excellent family accommodation in one of Blyth's most sought after locations of Dunblane Drive, South Beach in Blyth. The property occupies a generous plot with good sized driveway providing off road parking to garage and a delightful, mature West backing rear garden. The property itself benefits from two reception rooms, kitchen and ground floor cloaks. Four bedrooms to the first floor and family bathroom. Situated close to local Bede Academy school, beach and amenities. Early inspection a must to secure.

ENTRANCE HALL

Double glazed entrance door, radiator. Door to ground floor cloaks/w.c.

CLOAKROOM/WC

Double glazed window to the side. Low level w.c. and pedestal wash hand basin.

LOUNGE

16'9 x 15'4 (5.11m x 4.67m)

Double glazed window to the front. Wood fire surround with electric fire, two radiators, coving to ceiling. Television and telephone points, staircase to the first floor and double doors leading to dining room.



DINING ROOM

11'3 x 8'9 (3.43m x 2.67m)

Double glazed patio door to rear, radiator.



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KITCHEN

12' x 7'9 (3.66m x 2.36m)

Fitted with a range of wall and base units with gas hob, electric oven with extractor fan over. Spaces for dishwasher, fridge freezer and washing machine. Partially tiled walls and tiled floor. Spot lights to ceiling, television aerial. Wall mounted central heating boiler. Double glazed window to side and double glazed door to rear.



FIRST FLOOR LANDING

Access to partially boarded roof space via drop down ladder. Cupboard housing hot water tank.

BEDROOM ONE

12'11 x 10'4 (3.94m x 3.15m)

Double glazed window to the front, radiator.



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BEDROOM TWO

10'4 x 8'8 (3.15m x 2.64m)

Double glazed window to the rear. Radiator and television point.



BEDROOM THREE

8'8 x 6'2 (2.64m x 1.89m)

Double glazed window to the rear. Radiator.



BEDROOM FOUR

9'11 x 6'2 (3.02m x 1.88m)

Double glazed window to the front. Built in wardrobes with fitted bedroom furniture, radiator.



BATHROOM

Fitted white suite comprising panel bath, mains shower over with glass screen, low level w.c. and pedestal wash hand basin. Heated towel rail, shaver point. Tiled wall and floor.



FRONT GARDEN

Lawn area with tree, flower and shrub borders. Generous driveway providing parking for several vehicles leading to attached garage.

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REAR GARDEN

Good sized garden to the rear with westerly aspect, fenced and conifer boundaries. Lawn and patio areas, flower, tree and shrub borders, Raised flowers bed and rockery, Gated access to the front.



GARAGE

Attached single garage with up and over door, storage to eaves and door to rear garden.

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

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.



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		79
(81-91) B		
(69-80) C		
(55-68) D	54	
(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		79
(81-91) B		
(69-80) C		
(55-68) D	54	
(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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