

RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

11 BARRAS AVENUE BLYTH NORTHUMBERLAND NE24 3LL



- Detached Bungalow
- Two / Three Bedrooms
- South Facing Rear Garden
- No Upper Chain

- Sought After Avenue
- Conservatory Extension
- Garage
- EPC: D

Price £199,950

11 BARRAS AVENUE BLYTH NORTHUMBERLAND NE24 3LL

We are delighted to be able to offer to the market this extremely spacious detached bungalow, situated on one of the town's most highly sought-after avenues, Barras Avenue in Blyth. Offering superb sized, single-storey living accommodation comprising of: Entrance porch, hallway, two double bedrooms to the front, generous lounge through dining room, kitchen, conservatory extension and further reception/ bedroom and bathroom. Externally there is a generous block paved garden to the front leading to garage and mature garden to the rear with southerly aspect. Early viewing is strongly recommended as we are expecting substantial interest. Offered with No Upper Chain.

ENTRANCE PORCH

Double glazed entrance door, double glazed windows to the front and side. Double glazed door to hall.

ENTRANCE HALL

Storage cupboard, radiator.

LOUNGE / DINING ROOM

20'6 x 12'6 (6.25m x 3.81m)

Generous lounge diner with slate effect fire place, tiled inset and electric fire. Double radiator, coving to ceiling, dado rail and television point.

Double glazed french door to conservatory.



CONSERVATORY

14'1 x 10'2 (4.29m x 3.10m)

Double glazed windows to rear and side, double glazed French door to rear.



THIRD RECEPTION/ BEDROOM

8'5 x 7'11 (2.57m x 2.41m)

Double glazed window to the rear, radiator, television point.



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KITCHEN

12'1 x 8'1 (3.68m x 2.46m)

Fitted wall and base units with one and a half bowl sink and drainer unit. Integral ceramic hob and electric oven. Integral fridge freezer, washing machine and microwave. Wall mounted combi heating boiler. Double glazed window and door to the rear.



BEDROOM ONE

10'11 x 15'5 into bay (3.33m x 4.70m into bay)

Double glazed bay window to the front, fitted wardrobes and dressing table, radiator



BEDROOM TWO

12'10 x 12'5 (3.91m x 3.78m)

Fitted wardrobes, double radiator and picture rail. Tv aerial.



BATHROOM

Fitted white suite comprising panelled bath, low level w.c. and pedestal wash hand basin set within vanity unit. Separate walk-in mains shower, radiator, spotlights to ceiling. Access to loft space. Double glazed frosted window to the side.



FRONT GARDEN

Generous sized garden to front mainly block paved leading to garage. Walled boundaries.

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REAR GARDEN

South facing rear garden with lawn and patio areas. Raised planted borders, fruit trees, shrub borders.



GARAGE

Attached single garage with up and over door, lighting and power. Storage to eaves and external water supply.

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		
(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 (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(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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