

RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

19 WHARTON STREET BLYTH NORTHUMBERLAND NE24 4PU



- FREEHOLD Link Detached
- Extended Kitchen Diner
- Sun Lounge
- Viewings Recommend

- Generous Plot
- Three Bedrooms
- Garage & Good Sized Gardens
- EPC: D

Price £149,950

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Link detached home of quality situated in a prominent main road position on Wharton Street, Newsham Farm Estate in Blyth. A popular sought after development close to local schools and amenities. Offering excellent family accommodation which briefly comprises: entrance hall, ground floor cloak w.c., lounge, generous redesigned dining kitchen and sun lounge. To the first floor there are three well proportioned bedrooms and family bathroom. Externally there are gardens to both front and rear and driveway leads to attached garage. Viewings highly recommended to appreciate what this property has to offer.

ENTRANCE HALL

Double glazed entrance door, staircase to first floor, double radiator, door to rear porch.

REAR PORCH

Double glazed door & window to rear garden.

CLOAKS/WC

Pedestal wash hand basin, low level w.c.

LOUNGE

11'12" into alcove x 17'11" (3.35m into alcove x 5.46m)

Full length double glazed window to the front, recently installed living flame fire with wood effect surround and marble inset and hearth. Coving to ceiling, ceiling rose, television point and double radiator.



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DINING ROOM

16'4" x 17'11" (4.98m x 5.46m)

'L' shaped extended dining room with dado rail and beamed ceiling, radiator, patio door to sun room. Archway to kitchen, door to garage.



SUN LOUNGE

8'8" x 8'1" (2.64m x 2.46m)

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

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KITCHEN

9'10" x 6'10" (3.00m x 2.08m)

Fitted with a range of wall and base units, twin sink and drainer, electric cooker point, place for fridge, two double glazed windows to the rear.



FIRST FLOOR LANDING

Airing cupboard.

MASTER BEDROOM

11'2" x 11'00" (3.40m x 3.35m)

Double glazed window to front, radiator and television point.



BEDROOM TWO

12'03" x 7'10" (3.73m x 2.39m)

Double glazed window to the rear, radiator, coving to ceiling, built in cupboard.



BEDROOM THREE

11'01" x 6'07" (3.38m x 2.01m)

Double glazed window to front, double radiator.

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BATHROOM

White suite comprising panelled bath with mains shower over, low level w.c., pedestal wash hand basin, heated towel rail, tiled walls, double glazed frosted window to the rear.



FRONT GARDEN

Laid mainly to lawn with tree and shrub borders, walled and hedged boundaries.

REAR GARDEN

Enclosed fenced rear garden, laid mainly to lawn with shrub and flower borders, double timber gates leading to generous driveway and garage.



GARAGE


Attached single garage to the side with timber doors, double glazed door and window to front, plumbed for washing machine, wall mounted combi boiler,


MORTGAGE

Why not make an appointment to speak to our **Independent** Mortgage Adviser?

PLEASE NOTE:

Your home may be repossessed if you do not keep up repayments on your mortgage.

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 (CO ₂) 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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