

RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

61 MARLOW STREET BLYTH NORTHUMBERLAND NE24 2RH



- Substantial Mid Terrace
- Town Centre Location
- Yard To Rear Providing Off St Parking
- Must Be Viewed

- Originally Pair of Flats
- Two Bedrooms Plus Dressing Room
- Well Appointed & Decorated
- EPC: D

Price £64,950

61 MARLOW STREET BLYTH NORTHUMBERLAND NE24 2RH

We are pleased to offer for sale this substantial mid terrace property (previous flats) on Marlow Street situated a short distance from the town centre and offered at a competitive price. The generous accommodation briefly comprises vestibule, entrance hall, generous lounge and dining kitchen. Two bedrooms to the first floor master with dressing room off which could be used as a third bedroom or office and family bathroom. Benefiting from gas central heating to combi boiler, double glazing, alarm system and yard to rear with double timber doors providing off street parking. An ideal starter/ investment opportunity, early internal inspection highly recommended.

VESTIBULE

Double glazed entrance door, part glazed door to hall.

ENTRANCE HALL

Radiator, staircase to first floor.

LOUNGE

15'10" x 14'09" (4.83m x 4.50m)

Wood effect fireplace with tiled inset & marble hearth, electric stove. Dado rail, ceiling rose, radiator. Double glazed window to front.



DINING KITCHEN

Good sized dining kitchen fitted with a range of wall & base units, single drainer sink unit. Electric cooker point, space for fridge freezer, washing machine and tumble dryer. Built in storage cupboard, wall mounted combi boiler. Double glazed window to rear, door to rear porch, double glazed door to yard.



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FIRST FLOOR LANDING

Access to roof space via drop down ladder, part boarded with lighting,

BEDROOM ONE

12'10" x 12'10" (3.91m x 3.91m)

Double glazed window to front, built in cupboard x 2 radiator, tv aerial.
Door to dressing room/third bedroom.



DRESSING ROOM/3RD BEDROOM

12-07" x 6'08" (3.66m-2.13m x 2.03m)

Dressing room which could be utilised as a third bedroom or office, radiator, double glazed window to front.

BEDROOM TWO

12'07" x 12'07" (3.84m x 3.84m)

Double glazed window to rear, fitted wardrobes with sliding doors, tv aerial, radiator.



BATHROOM

White suite comprising, panelled bath with electric shower over, pedestal wash hand basin, low level w.c. Part panelled and part tiled wall., Double glazed frosted window to the rear.

REAR YARD

South facing yard to rear, with double timber gates providing off street parking, shed.



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.

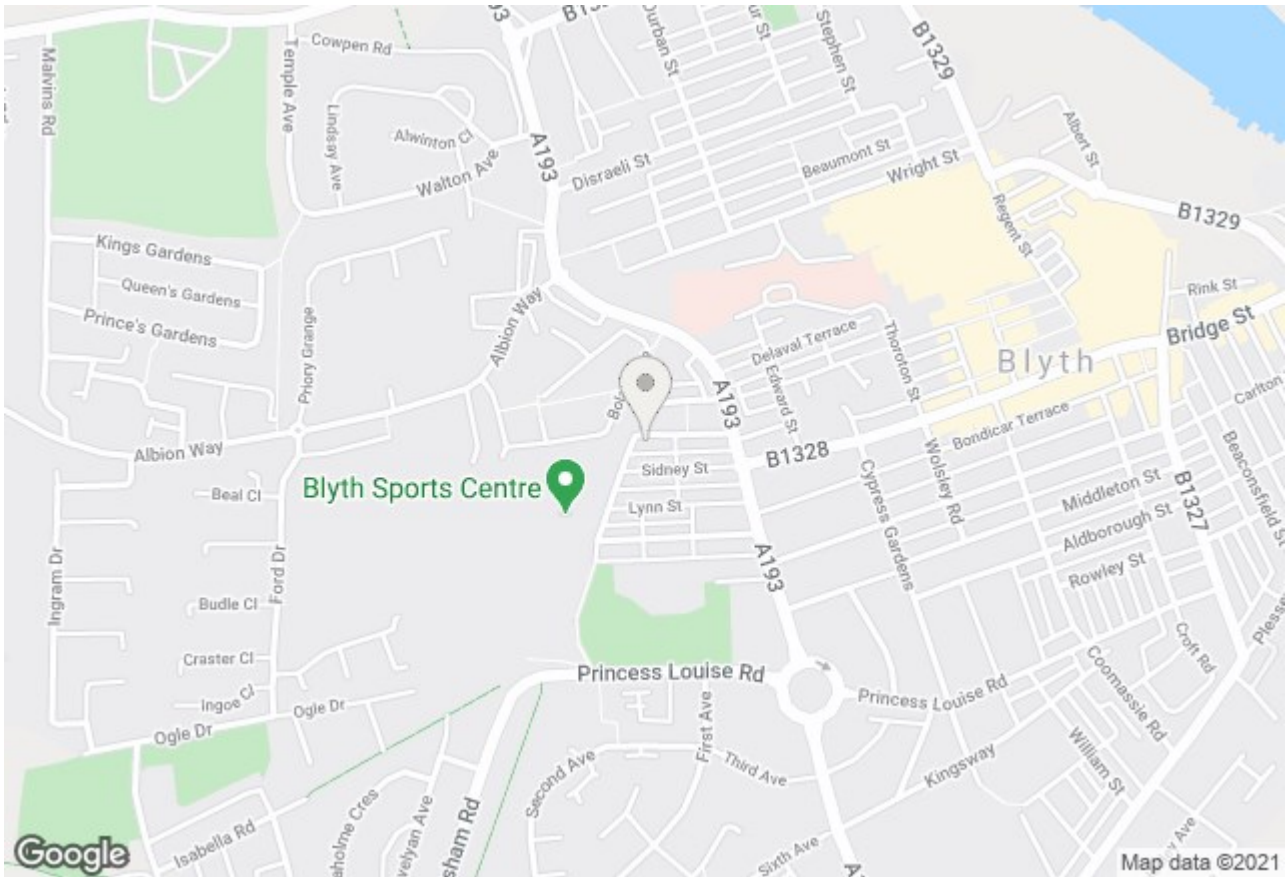
MAKE AN APPOINTMENT TODAY TO DISCUSS OUR VERY COMPETITIVE DEALS

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	67	
(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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