

RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

8 RYAL CLOSE BLYTH NORTHUMBERLAND NE24 5DJ



- Larger Style Mid Link
- Three Bedrooms
- Garage
- No Upper Chain

- Well Presented Throughout
- Lounge Through Diner
- South Facing Court Yard Garden
- EPC: tbc

Price £104,950

8 RYAL CLOSE BLYTH NORTHUMBERLAND NE24 5DJ

A well cared for Larger Style Mid Terrace offered with no upper chain on Ryal Close, Cowpen Farm Estate in Blyth. Briefly comprising: Entrance porch., entrance hall, generous lounge through dining room, kitchen and ground floor cloaks/w.c. Three bedrooms to the first floor and family bathroom. Externally the property is pedestrianised to the front and has a patio garden to the rear with space for off road parking plus detached garage. An ideal family purchase on this highly sought after development close to local schools and amenities. Internal Inspection a must to appreciate.

ENTRANCE PORCH

Double glazed entrance door, part glazed door to hall.

ENTRANCE HALL

Staircase to first floor, under stair cupboard, radiator, telephone point.

LOUNGE DINER

25'08" x 13'08" in to alcove (7.82m x 4.17m in to alcove)

Spacious lounge diner with marble effect fireplace and electric fire, wall lights x 5. Coving to ceiling, radiator x 2. Double glazed window to front and double glazed French door to rear.



KITCHEN

Fitted with a range of wall and base units, single drainer sink unit. Gas hob and electric oven, space for fridge freezer, dish washer and washing machine. Tiled walls, double glazed window to rear, door to rear lobby.



REAR LOBBY

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GROUND FLOOR CLOAKS

Low level w.c., wash hand basin, double glazed window to rear.

FIRST FLOOR LANDING

Access to roof space via ladder, part boarded. Cupboard housing combi boiler.

BEDROOM ONE

11'08" x 8'03" (3.56m x 2.51m)

Fitted wardrobes, radiator, double glazed window to front.



BEDROOM TWO

13'02" x 9'09" (3.96m/0.61m x 2.97m)

Built in wardrobe, radiator, double glazed window to rear.

BEDROOM THREE

9'09" x 8'04" (2.97m x 2.54m)

Double glazed window to rear.



BATHROOM

White suite comprising panelled bath with electric shower over, pedestal wash hand basin set in vanity unit, low level w.c. Tiled walls, heated towel rail, double glazed frosted window to rear.



FRONT GARDEN

Lawned area.

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REAR GARDEN

South facing mainly block paved. Brick out house x 2, wrought iron gated providing off street parking.



GARAGE

Detached garage to the rear of the property with up and over door, light and power.



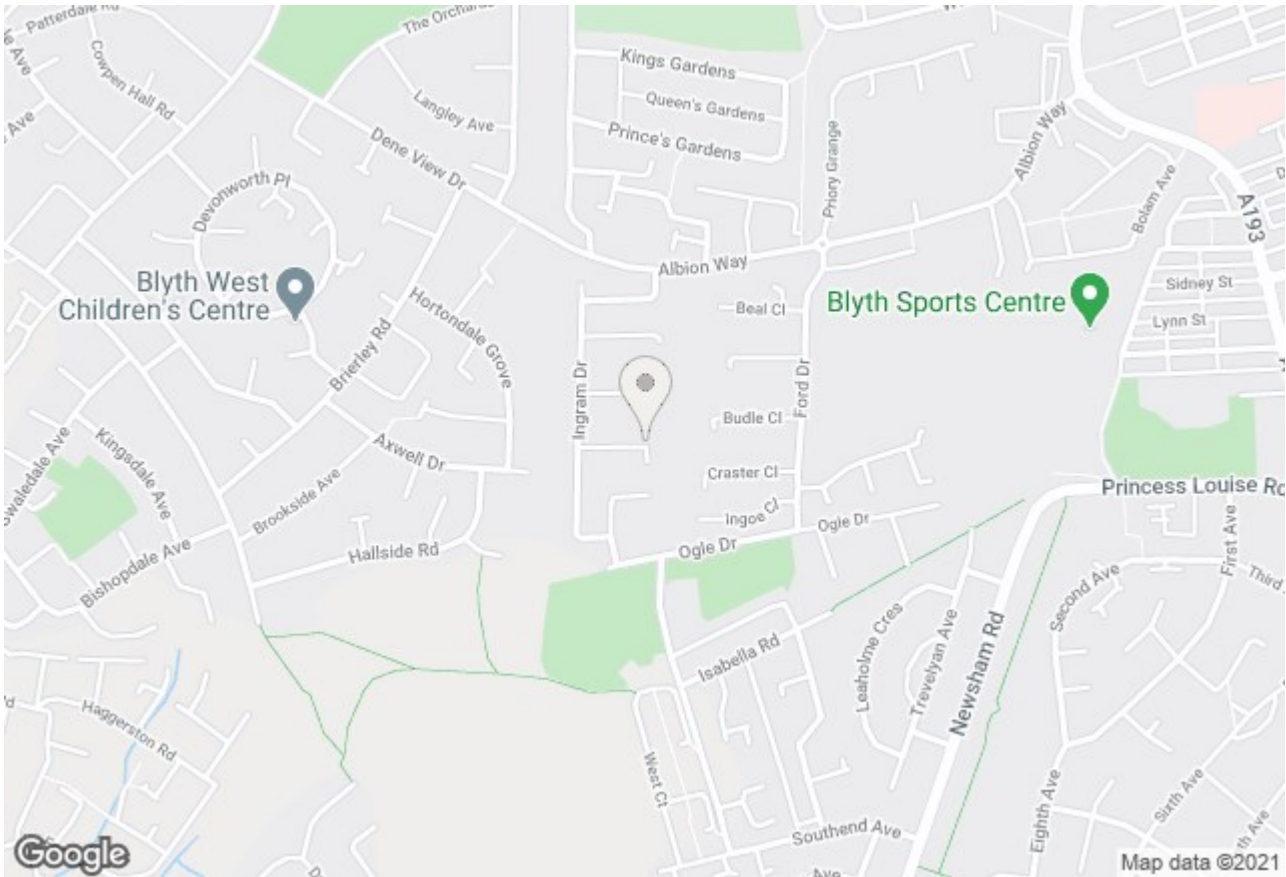
Energy Efficiency Rating

	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	

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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	



17/18 Laburnum Terrace, Ashington NE63 0JA Tel: 01670 812145 Fax: 01670 522765 Email: ashington@rickard.uk.com
 25 Newgate Street, Morpeth NE61 1AW Tel: 01670 513533 Fax: 01670 518398 Email: morpeth@rickard.uk.com
 6 Havelock Street, Blyth NE24 1AB Tel: 01670 356613 Fax: 01670 369155 Email: blyth@rickard.uk.com