

# RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

11 HEDGEHOPE WALK BLYTH NORTHUMBERLAND NE24 4RW



- FOUR BEDROOMS
- TASTEFULLY DECORATED
- COUNCIL TAX BAND D

- DETACHED HOUSE
- MODERN FITTED BREAKFASTING KITCHEN
- EPC RATING C

**Price £235,000**

# 11 HEDGEHOPE WALK BLYTH NORTHUMBERLAND NE24 4RW

We are delighted to welcome to the market, this gorgeous DETACHED family home, situated close to local schools and transport links to the A189 and A1. The property is well presented throughout and comprises; Hallway, ground floor wc/cloaks, light and spacious lounge, dining room/play room, modern breakfasting kitchen, utility room. First floor landing with FOUR DOUBLE BEDROOMS main bedroom with EN-SUITE shower room, bedroom two and three having a JACK AND JILL SHOWER ROOM, family bathroom. Externally there is a SOUTH FACING rear enclosed private garden, gravelled garden and double driveway to the front, garage. The property has gas central heating, double glazing. An ideal family home, with early inspection recommended.

## GROUND FLOOR

### HALLWAY

Entered via a double glazed door, radiator.



### GROUND FLOOR WC/CLOAKS

Low level wc, wash hand basin, radiator.



# 11 HEDGEHOPE WALK BLYTH NORTHUMBERLAND NE24 4RW

## LOUNGE

11'8 x 19'9 into bay (3.56m x 6.02m into bay)

Double glazed bay window, two radiators.



## DINING ROOM/PLAY ROOM

11'3 x 11'6 (3.43m x 3.51m)

Double glazed window, radiator.



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## BREAKFASTING KITCHEN

11'1 x 14'6 (3.38m x 4.42m)

Radiator, range of modern wall, base and drawer units with complimenting work tops, sink with drainer and mixer tap, electric oven, gas hob with extractor fan above, plumbed for dish washer, tiled splash back, storage cupboard, double glazed French doors to the garden.



## UTILITY ROOM

Double glazed door, radiator, plumbed for washing machine, tiled splash back.



## FIRST FLOOR

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## LANDING

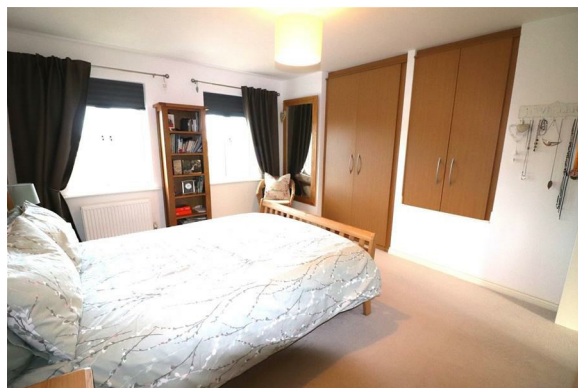
Spacious landing, radiator, storage cupboard.



## MASTER BEDROOM

15'1 x 11'6 (4.60m x 3.51m)

Two double glazed windows, radiator, three fitted storage cupboards.



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## EN-SUITE

Shower cubicle, low level wc, wash hand basin, radiator, tiled splash back.



## BEDROOM TWO

11'10 x 11'5 (3.61m x 3.48m)

Two double glazed windows, radiator, fitted wardrobes, door to;



## JACK AND JILL SHOWER ROOM

Walk in shower cubicle, low level wc, wash hand basin, heated towel rail.



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## BEDROOM THREE

10'8 x 9'9 (3.25m x 2.97m)

Double glazed window, radiator, door to the Jack and Jill shower room.



## BEDROOM FOUR

9'11 x 9'1 (3.02m x 2.77m)

Double glazed window, radiator,



## FAMILY BATHROOM

Bath, low level wc, wash hand basin, low level wc, heated towel rail, tiled splash back, double glazed window.



## EXTERNALLY

### FRONT

Gravelled garden to the front. Double paved drive with an electric charge point.



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## GARAGE

With up and over door, power and lighting.



## REAR

Enclosed rear garden, laid to lawn with a patio paved area, garden shed, side area with gated access to the front.



## TENURE:

WE UNDERSTAND THE PROPERTY IS FREEHOLD. HOWEVER, WE ARE NOT QUALIFIED TO VERIFY THE TENURE ON ANY PROPERTY AND YOUR SOLICITOR SHOULD BE CONSULTED REGARDING THIS.

## MORTGAGES

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.

Oracle Financial Planning Limited will Pay Rickard 1936 Ltd a referral fee on completion of any mortgage application

## VIEWING

BY APPOINTMENT WITH OUR ASHINGTON OFFICE (01670) 812145/ashington@rickard.uk.com

## FILE NUMBER

PLEASE QUOTE REFERENCE NO: 6340A

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MORTGAGE

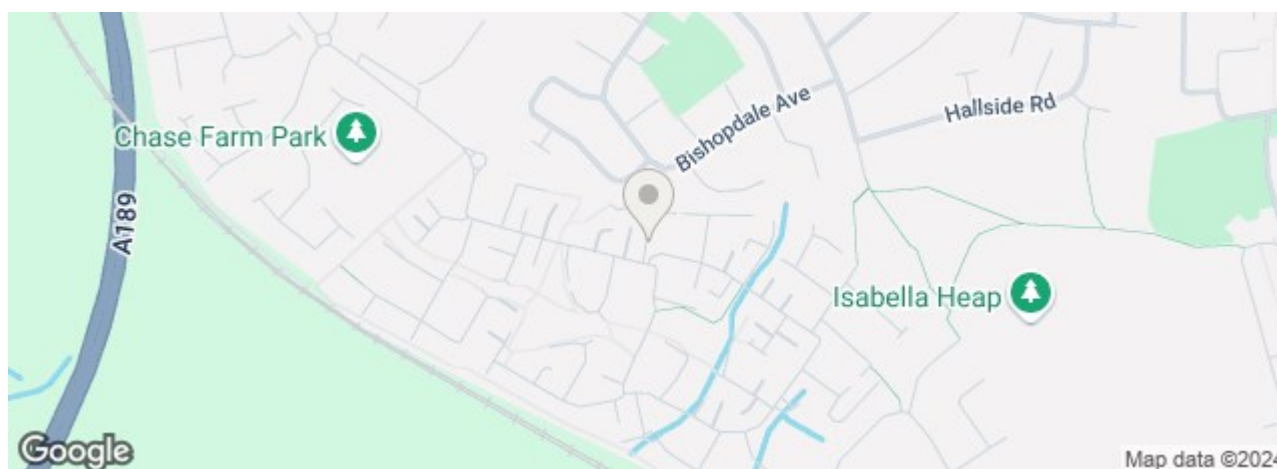
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# Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	76	87
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		



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