

# RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

23 MALVINS ROAD BLYTH NORTHUMBERLAND NE24 5HP



- THREE BEDROOMS
- IN NEED OF REFURBISHMENT
- EPC RATING F

- MID TERRACE HOUSE
- COUNCIL TAX BAND A
- IDEALLY LOCATED

**Price £85,000**

# 23 MALVINS ROAD BLYTH NORTHUMBERLAND NE24 5HP

**\*\*IDEAL INVESTMENT OR FIRST TIME BUY\*\***a three bedroom mid terrace house, ideally located for Blyth town centre, excellent transportation links. The property is being sold with NO ONWARD CHAIN, in need of refurbishment. Comprises of, lobby, lounge, dining room, kitchen, store room. First floor landing, three bedrooms, bathroom. Externally there is a garden to the front and rear.

## GROUND FLOOR

### LOBBY

Radiator.



### LOUNGE

15'8 x 18'6 (4.78m x 5.64m)

Double glazed window, coke fire.



# 23 MALVINS ROAD BLYTH NORTHUMBERLAND NE24 5HP

## DINING ROOM

10'8 x 15'5 (3.25m x 4.70m)

Two storage cupboards.



## KITCHEN

Base, drawer and floor units, one and half bowl sink with drainer and mixer tap, oven, hob with extractor hood above.



## STORE ROOM



## FIRST FLOOR LANDING



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## BEDROOM ONE

10'6" x 11'10" (3.20m x 3.61m)

Double glazed window, two storage cupboards.



## BEDROOM TWO

9'8" x 10' (2.95m x 3.05m)

Double glazed window.



## BEDROOM THREE

8'11" x 6'7" (2.72m x 2.01m)

Double glazed window, double storage cupboard.



## BATHROOM

bath, low level wc, wash hand basin.



## EXTERNALLY



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## FRONT

Paved garden to the front.



## REAR

Enclosed garden to the rear which is mature.

## STANDARD INFORMATION

These particulars are produced in good faith, and are set out as a general guide only, they do not constitute part or all of an offer or contract.

The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. No apparatus, equipment, fixtures, fittings or services have been tested and it is the buyer's responsibility to seek confirmation as to the working condition of any appliances.

Fixtures and fittings that are specifically mentioned in these particulars are included in the sale, all others in the property are specifically excluded.

Photographs are produced for general information and it must not be inferred that any item is included for sale within the property.

## MATERIAL INFORMATION ASHINGTON

Material information is no substitute for professional advice, and consumers should be aware that the information collected may not accurately reflect the full extent of the property condition which would be covered through a home survey.

Efforts have been made to ascertain as much information as possible with regards to material information but this information is not exhaustive and cannot be fully relied upon, purchasers will need to seek further clarification from their legal advisor.

Electricity Supply - Mains

Water Supply - Mains

Sewerage Supply - Mains

Broadband - Available - broadband. (Ofcom Broadband checker March 2024)

Flood Risk - River and Sea - Low Risk

Planning Permission - There are currently no planning permission for 23 Malvins Road

<https://publicaccess.northumberland.gov.uk/online-applications/simpleSearchResults.do?action=firstPage>

Coalfield & Mining Areas - The Coal Authority indicate that this property is located on coalfield. Your legal advisor will be able to advise you of any implications of this.

There has been no failed transactions on the property, please contact us should you wish further information.

## 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

## 23 MALVINS ROAD BLYTH NORTHUMBERLAND NE24 5HP

### 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.

### FILE NUMBER

PLEASE QUOTE REFERENCE NO: 6379a

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**MORTGAGE**

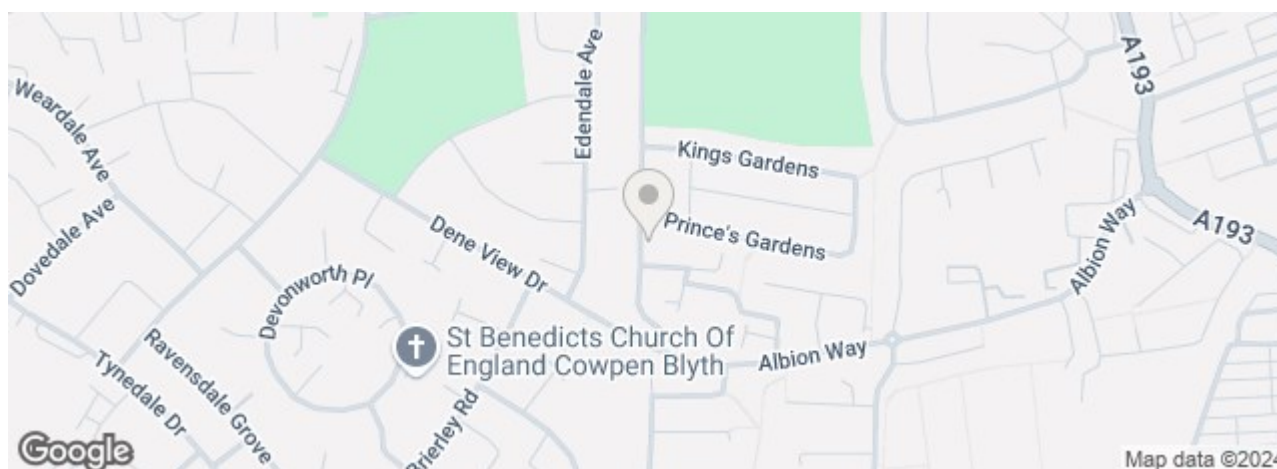
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# Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>35</b>	
(21-38) <b>F</b>		



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