

RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

161 PRINCESS LOUISE ROAD BLYTH NORTHUMBERLAND NE24 2TS



- IN NEED OF UPDATING
- SEMI DETACHED
- COUNCIL TAX BAND A

- THREE BEDROOM HOUSE
- NO ONWARD CHAIN
- EPC RATING D

Price £90,000

161 PRINCESS LOUISE ROAD BLYTH NORTHUMBERLAND NE24 2TS

****WOULD MAKE AN IDEAL FIRST TIME BUY/INVESTMENT**** a three bedroom semi detached house, in need of some updating. The property is within walking distance to the town centre with its abundance of shops and excellent transport links. The property benefits from gas central heating, double glazing and also benefits from being sold with NO ONWARD CHAIN. Comprises of: entrance hall, lounge, dining room, kitchen, downstairs wc. First floor landing, three bedrooms, shower room, separate wc. Externally there is a garden and drive to the front and garden to the rear.

GROUND FLOOR

HALLWAY

storage cupboard.

DOWNSTAIRS WC

Low level wc, wash hand basin, double glazed window.

LOUNGE

13'7 x 13'5 (4.14m x 4.09m)

double glazed window, radiator, fire surround with gas living flame fire, glass sliding doors to the dining room.



DINING ROOM

11'1 x 12'4 (3.38m x 3.76m)

Double glazed window, radiator.



161 PRINCESS LOUISE ROAD BLYTH NORTHUMBERLAND NE24 2TS

KITCHEN

8'9 x 12' (2.67m x 3.66m)

Double glazed window, radiator, range of wall, base and drawer units with work tops, tiled walls, sink with drainer and mixer tap.



FIRST FLOOR LANDING

Double glazed window.

BEDROOM ONE

12'7 x 12'10 (3.84m x 3.91m)

Double glazed window, radiator, storage cupboard.



BEDROOM TWO

12'6 x 9'7 (3.81m x 2.92m)

Double glazed window, radiator.



161 PRINCESS LOUISE ROAD BLYTH NORTHUMBERLAND NE24 2TS

BEDROOM THREE

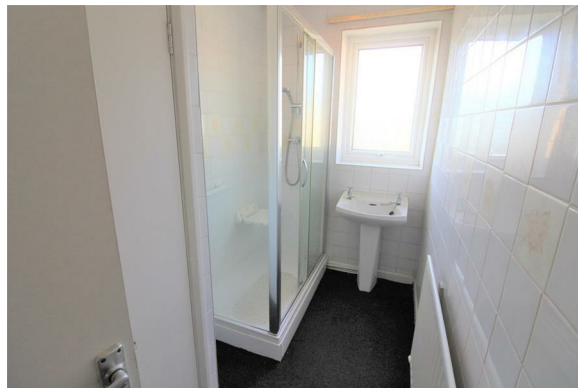
10'1 x 8'2 (3.07m x 2.49m)

Double glazed window, radiator.



SHOWER ROOM

Shower cubicle, double glazed window, radiator, wash hand basin.



WC

Low level wc, double glazed window.

EXTERNALLY

FRONT

Garden and drive to the front.



161 PRINCESS LOUISE ROAD BLYTH NORTHUMBERLAND NE24 2TS

REAR

Garden to the rear.



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.

VIEWING

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

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

FILE NUMBER

PLEASE QUOTE REFERENCE NO: 6290a

MORTGAGE

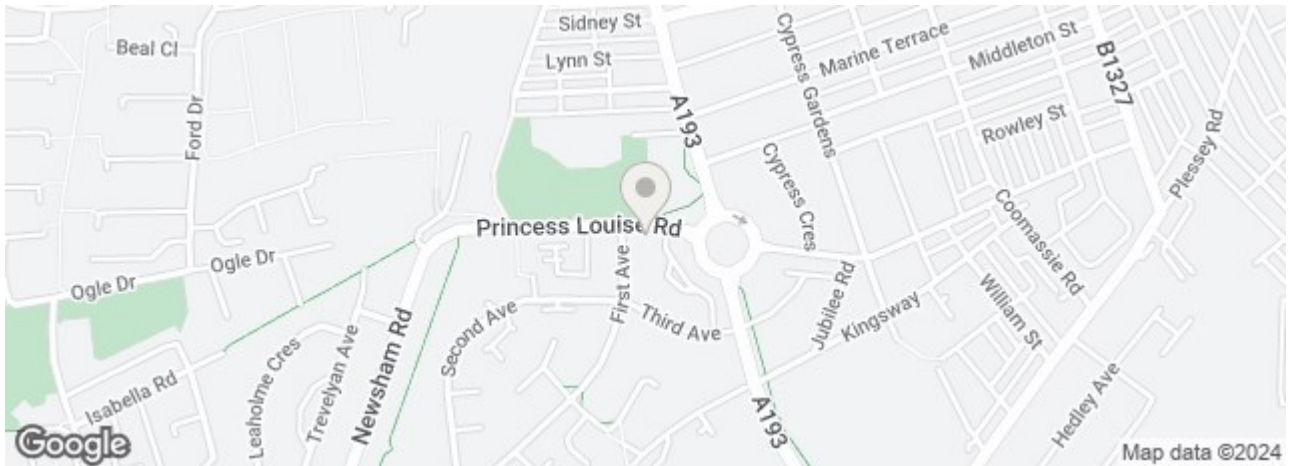
Why not make an appointment to speak to our **Independent** Mortgage Adviser?

PLEASE NOTE:

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

Energy Efficiency Rating

	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p>		
(81-91) B		80
(69-80) C	63	
(55-68) D		
(39-54) E		
(21-38) F		



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

