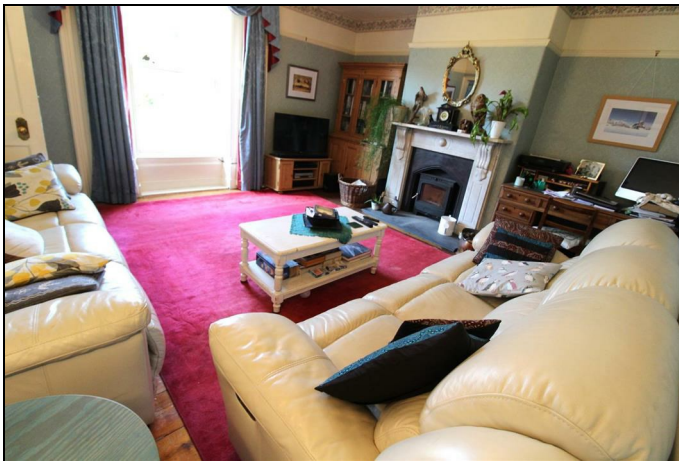


RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

10 BATH TERRACE BLYTH NORTHUMBERLAND NE24 3AX



- Georgian Mid Terrace
- Superb Character Family Home
- Magnificent Family Room/Kitchen
- Council Tax Band D
- Garage/Garden Beyond Lane

- Grade II Listed
- Four Double Bedrooms
- Two Spacious Reception Rooms
- Family Bathroom & 2nd Floor Shower Room
- EPC BAND: D

Offers Over £335,000

10 BATH TERRACE BLYTH NORTHUMBERLAND NE24 3AX

This is a rare opportunity to acquire one of the phenomenally popular Grade II listed Georgian terraced properties in what is arguably Blyth's most desirable location. The deceptively spacious accommodation is split over three floors offers four bedrooms, with the added advantage of ground floor w.c., first floor bathroom and second floor shower room/w.c. There are also two generous ground floor reception rooms plus the magnificent kitchen/family room extension with good quality units and vaulted ceiling with Velux style roof light. Externally there is an attractive neat garden to the front with further large garden and patio area plus extra width detached garage beyond lane to rear. We feel the property will provide superb family accommodation with a character and elegance that modern properties invariably fail to achieve. An early viewing is considered essential to avoid disappointment.

GROUND FLOOR

ENTRANCE HALL

With one radiator, period door leading to -

INNER HALLWAY

With understair cupboard



CLOAKROOM OFF

With white suite comprising low level toilet unit, wash hand basin with tiled splash back, extractor fan, one radiator.



10 BATH TERRACE BLYTH NORTHUMBERLAND NE24 3AX

LOUNGE

16'7 x 14'11 (5.05m x 4.55m)

Open fire with period surround with Multi fuel log burner inset, radiator, exposed pitch pine floor boards, period window shutters.



SEPARATE GENEROUS DINING ROOM

18'6 x 12'3 (5.64m x 3.73m)

Open fire with period surround, pitch pine flooring, two radiators and double doors leading into -



10 BATH TERRACE BLYTH NORTHUMBERLAND NE24 3AX

MAGNIFICENT FAMILY ROOM/KITCHEN

16'2 x 15'5 (4.93m x 4.70m)

Superb range of fitted wall and floor units with tiled splash backs, feature over bench lighting, internally lit wall mounted cabinets, integrated dish washer, good quality Karndean flooring, wall mounted gas fired boiler in cupboard, one radiator.



SEPARATE UTILITY ROOM

6'7 x 4'8 (2.01m x 1.42m)

Fitted bench, plumbing for automatic washing machine.



OUTER LOBBY

With Belfast sink, cold water supply, external power.

FIRST FLOOR



10 BATH TERRACE BLYTH NORTHUMBERLAND NE24 3AX

LANDING

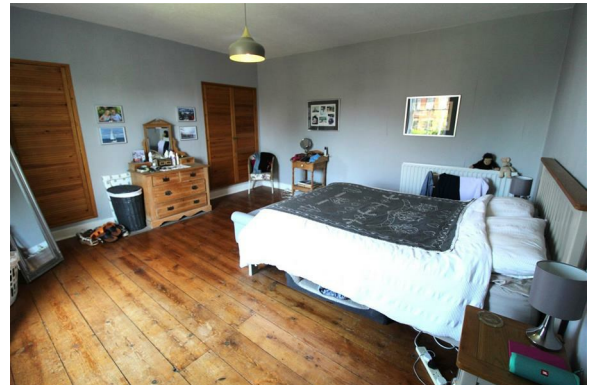
With one radiator, built in airing cupboard with radiator.



BEDROOM ONE

14'11 x 14'10 (4.55m x 4.52m)

Fitted wardrobes to each alcove, one radiator.



BEDROOM TWO

15'5 x 12'4 (4.70m x 3.76m)

With two built in cupboards, period fire surround, one radiator.



10 BATH TERRACE BLYTH NORTHUMBERLAND NE24 3AX

COMBINED BATHROOM

With white suite featuring Heritage bath with over bath combi shower and screen, pedestal wash hand basin, low level toilet unit, half tiled walls, one radiator/towel rail.

Built in cupboards, granite work surface.



SECOND FLOOR

LANDING

With built in cupboard.

BEDROOM THREE

15'6" x 9'8" (4.72m x 2.95m)

With Dormer window, built in wardrobe cupboard, one radiator, original fire surround.



BEDROOM FOUR

12'5" x 8'1" (3.78m x 2.46m)

UPVC double glazed Dormer window, one radiator.



10 BATH TERRACE BLYTH NORTHUMBERLAND NE24 3AX

SHOWER ROOM

With ivory suite comprising corner shower cubicle with independent electric shower, pedestal wash hand basin, low level toilet unit, one radiator, mainly tiled walls.



FRONT

Attractive easily maintained garden to front.



10 BATH TERRACE BLYTH NORTHUMBERLAND NE24 3AX

REAR GARDEN

Good sized garden/patio area to the rear beyond lane.



LARGE GARAGE

Separate extra width garage with up and over door beyond lane to rear.



ADDITIONAL REAR PHOTO



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.



10 BATH TERRACE BLYTH NORTHUMBERLAND NE24 3AX

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

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

Heating - Mains GCH

Broadband - Available - Including Ultrafast broadband. (Ofcom Broadband checker july 2024)

Flood Risk - River and Sea - Low Risk

Planning Permission - There is currently planning permission for Replacement of existing kitchen, back yard and conservatory with single roofed unit.

<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.

AGENTS NOTES:

The property is fitted with a modern alarm system complete with integrated smoke alarm which is regularly maintained, operated with a key fob.

VIEWING

BY APPOINTMENT WITH OUR ASHINGTON OFFICE (01670) 812145/ashington@rickard.uk.com. FILE NO: 6428A

MORTGAGE

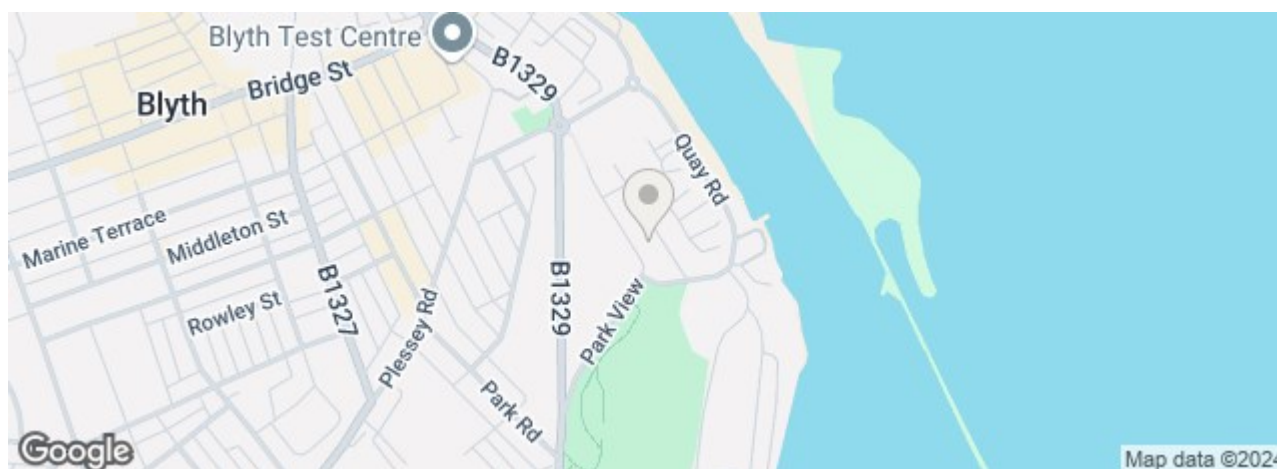
Why not make an appointment to speak to our **Independent** Mortgage Adviser?

PLEASE NOTE:

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

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		77
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		



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