

# RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

**16 DUNBLANE DRIVE BLYTH NE24 3SW**



- THREE BEDROOM DETACHED
- COUNCIL TAX BAND C
- MAINS GCH/ELECTRIC/WATER,DRAINAGE & SEWERAGE

- SOUGHT AFTER LOCATION
- EPC RATING D
- FREEHOLD PROPERTY

**Price £230,000**

# 16 DUNBLANE DRIVE BLYTH NE24 3SW

Nestled in the desirable area of Dunblane Drive, Blyth, this detached family home presents an excellent opportunity for those seeking a comfortable and convenient living space. With three bedrooms, this property is ideal for families or individuals looking for extra room to grow.

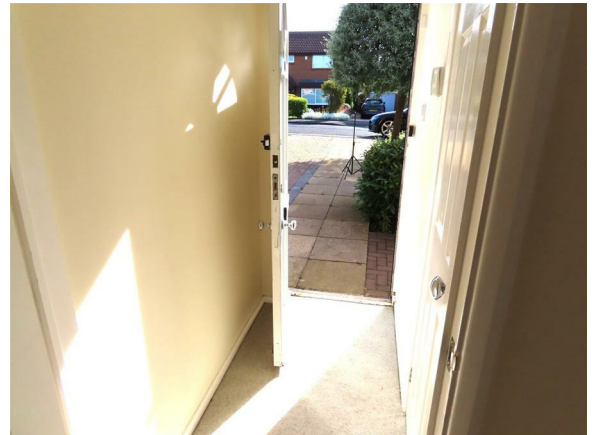
The house has two inviting reception rooms, providing ample space for relaxation and entertaining guests. The layout is both practical and welcoming, ensuring that every corner of the home is utilised effectively. The bathroom is conveniently located, catering to the needs of the household.

One of the standout features of this property is the parking space available for two vehicles, a rare find in such a sought-after location. The home is also situated close to the new train line, making it an excellent choice for commuters or those who enjoy easy access to nearby towns and cities.

With no onward chain, this property is ready for you to move into. Whether you are a first-time buyer or looking to relocate, this detached house on Dunblane Drive offers a perfect blend of comfort, convenience, and potential. Do not miss the chance to make this delightful property your own.

## GROUND FLOOR

### ENTRANCE LOBBY



### DOWNSTAIRS WC

Window, low level wc, wash hand basin, radiator.



# 16 DUNBLANE DRIVE BLYTH NE24 3SW

## LOUNGE

15'5 x 13'2 (4.70m x 4.01m)

Window, two radiators, coving, fire surround with an electric coal effect fire inset.



## DINING ROOM

12' x 7'10 (3.66m x 2.39m)

Radiator, coving, sliding door.



# 16 DUNBLANE DRIVE BLYTH NE24 3SW

## KITCHEN

8'7 x 11'7 (2.62m x 3.53m)

Range of wall, base, drawer and larder units with worktops, built in oven and hob, radiator, laminate flooring, plumbed for washing machine, one and half bowl sink with drainer and mixer tap, door.



## CONSERVATORY

7'7 x 17'4 (2.31m x 5.28m)

Double glazed windows, double glazed French doors, door leading to the garage.

## FIRST FLOOR LANDING

Window, access to the loft.



# 16 DUNBLANE DRIVE BLYTH NE24 3SW

## BEDROOM ONE

9'4 x 11'8 (2.84m x 3.56m)

Window, radiator, fitted wardrobes.



## BEDROOM TWO

9'7 x 9'5 (2.92m x 2.87m)

Window, radiator, fitted wardrobes.



# 16 DUNBLANE DRIVE BLYTH NE24 3SW

## BEDROOM THREE

9'11 x 6'7 (3.02m x 2.01m)

Window, radiator, storage cupboard.



## SHOWER ROOM

Corner shower cubicle, low level wc, wash hand basin, radiator, window, tiled floor, tiled walls.



## EXTERNALLY

### FRONT

Garden and drive to the front.



# 16 DUNBLANE DRIVE BLYTH NE24 3SW

## **GARAGE**

With an up and over door, power and lighting.



## **REAR**

Enclosed garden to the rear which is laid to lawn, access to the front down the side.



## **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.

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## **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 May 2026)

Flood Risk - River and Sea - Low Risk

Planning Permission - There are currently no planning permission for 16 Dunblane Drive

<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.

## **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.

## **VIEWING**

BY APPOINTMENT WITH OUR ASHINGTON OFFICE (01670) 812145/ashington@rickard.uk.com - File No: 6659a

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MORTGAGE

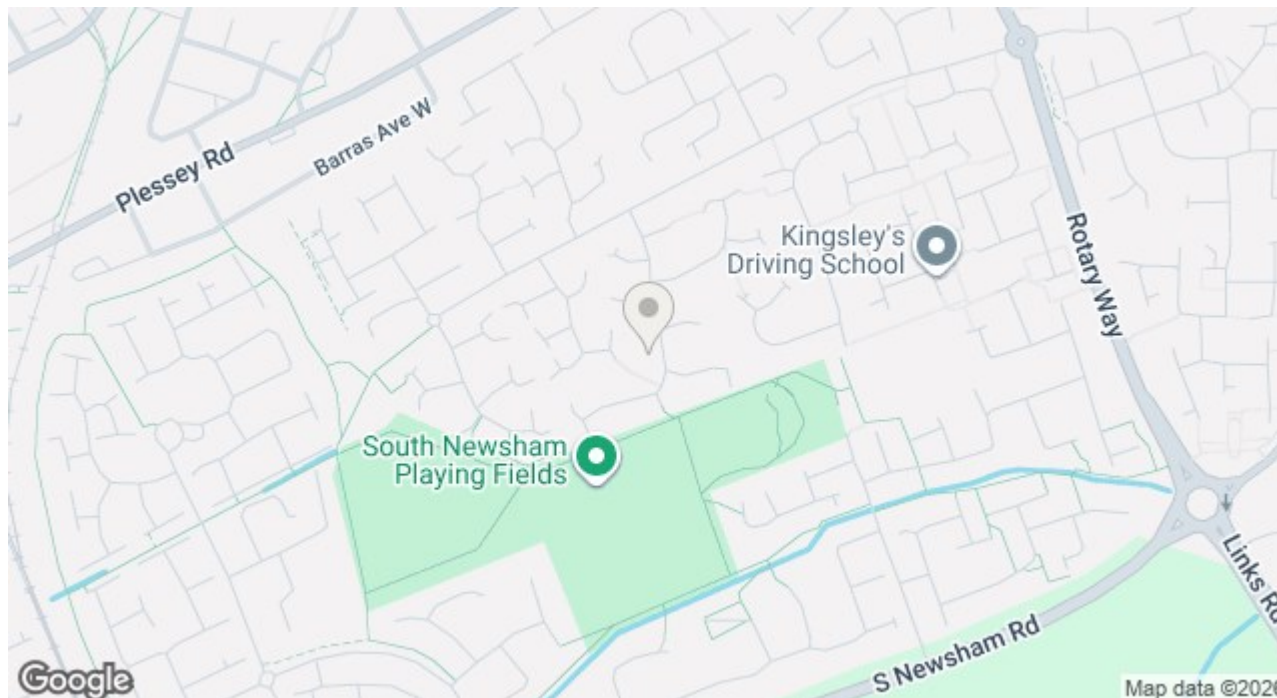
Why not make an appointment to speak to our **Independent** Mortgage Adviser?

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>75</b>
(55-68) <b>D</b>	<b>67</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		



[www.rickard.uk.com](http://www.rickard.uk.com)

Registered in England company number 6314212

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