

# RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

34 MONKDALE AVENUE BLYTH NE24 4EB



- THREE BEDROOMS
- POPULAR RESIDENTIAL LOCATION
- EPC RATING D
- GAS, ELECTRIC, WATER, DRAINAGE AND SEWERAGE
- SEMI DETACHED HOUSE
- NO ONWARD CHAIN
- COUNCIL TAX BAND B
- IDEAL FIRST TIME BUY

**Price £149,950**

# 34 MONKDALE AVENUE BLYTH NE24 4EB

Nestled in the sought-after area of Monkdale Avenue, Blyth, this semi-detached house presents an excellent opportunity for families and first-time buyers alike. Boasting three well-proportioned bedrooms, this property offers ample space for comfortable living. In need of some updating but an ideal home to put your personal stamp on.

One of the standout features of this home is the garage and driveway, providing convenient off-street parking and additional storage options. The absence of no onward chain ensures a smooth and efficient purchasing process, allowing you to settle into your new home.

Situated in a popular residential location, this property benefits from a friendly community atmosphere and is close to local amenities, schools, and parks, making it an ideal choice for families. With its appealing features and prime location, this semi-detached house on Monkdale Avenue is a must-see for anyone looking to make a new home in Blyth. Don't miss the chance to view this property and envision your future here.

## GROUND FLOOR

### PORCH

Entered via a double glazed door, tiled floor.



### HALLWAY

Entered via a sliding door, radiator, dado, storage cupboard.



# 34 MONKDALE AVENUE BLYTH NE24 4EB

## LOUNGE

11' x 17'2 (3.35m x 5.23m)

Double glazed bay window, radiator, gas living flame fire.



## DINING AREA

10' 1 x 11'3 (3.05m 0.30m x 3.43m)

Sliding door leading to the garden, radiator, ceiling rose.



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## KITCHEN AREA

7'7 x 10'8 (2.31m x 3.25m)

Window, radiator, base and drawer units with work tops, sink with drainer and mixer tap, laminate flooring.



## ADDITIONAL KITCHEN AREA

8'1 x 10'5 (2.46m x 3.18m)

Window, base and wall units, built in eye level double oven, plumbed for washing machine, hon with extractor hood above, door to the rear garden.



## FIRST FLOOR LANDING

Double glazed window, access to the loft via pull down ladders.



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## BEDROOM ONE

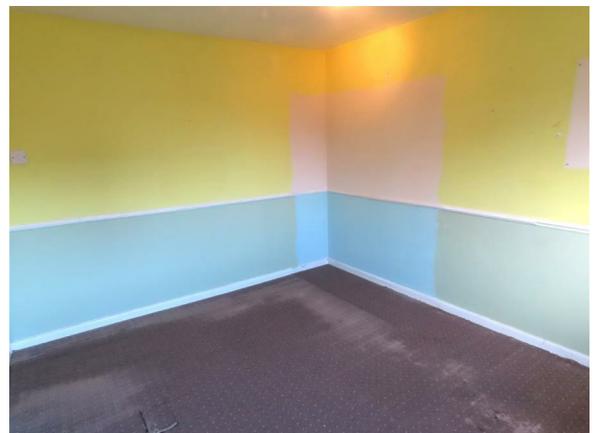
8'11 x 14'3 (2.72m x 4.34m)

Double glazed window, radiator, fitted wardrobes.



## BEDROOM TWO

Double glazed window, radiator.



# 34 MONKDALE AVENUE BLYTH NE24 4EB

## BEDROOM THREE

11'6 x 7'10 (3.51m x 2.39m)

Double glazed window, radiator.



## BATHROOM

Double glazed window, radiator, bath, low level wc, wash hand basin, shower cubicle, half panelling to the walls, tiled floor.



## EXTERNALLY



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## FRONT

Garden to the front.



## GARAGE AND DRIVE

Drive leading to the single garage with a roller door, power and lighting.



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## REAR

Enclosed garden which is laid to lawn, shrubs, trees and paved patio area.



## 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.

McKenzie Financial Services Ltd will Pay Rickard 1936 Ltd a referral fee on completion of any mortgage application



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## 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.

## 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. FILE NO: 6614A

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**MORTGAGE**

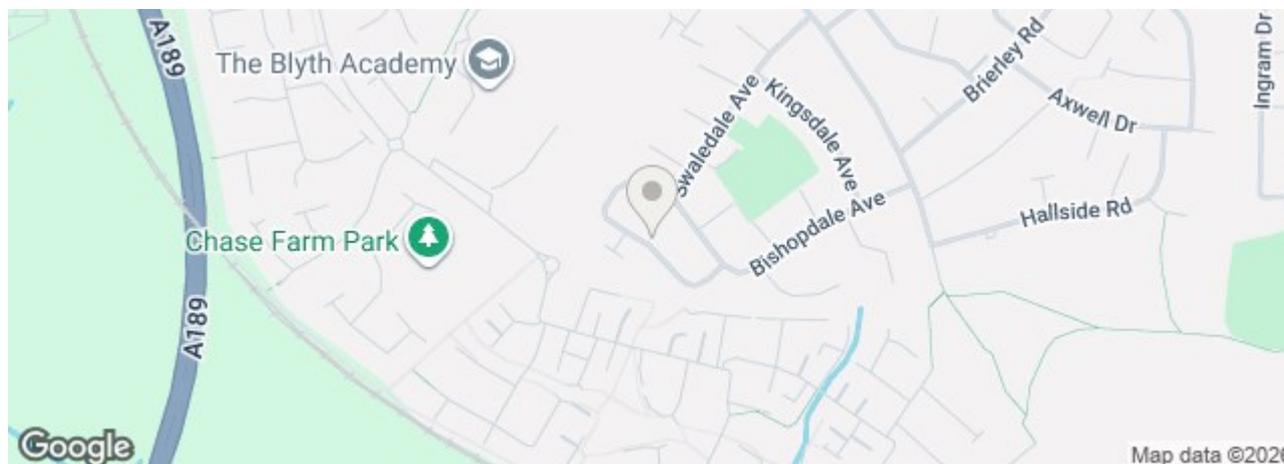
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# Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>79</b>
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		



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