

# RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

**12 WOODBINE TERRACE BLYTH NE24 3DW**



- TWO DOUBLE BEDROOMS
- COUNCIL TAX BAND A
- FREEHOLD PROPERTY

- IDEALLY LOCATED
- EPC RATING D
- MAINS GCH/ELECTRIC/WATER, DRAINAGE & SEWERAGE

**Price £90,000**

## 12 WOODBINE TERRACE BLYTH NE24 3DW

Situated on Woodbine Terrace, Blyth, this mid-terrace house offers convenience. This home features two generously sized double bedrooms, making it ideal for couples, small families, or those seeking an investment.

One of the standout features of this home is the absence of an upper chain, allowing for a smoother purchase process.

Situated close to Blyth town centre, residents will benefit from a community atmosphere, with a variety of shops, cafes, and amenities. Additionally, the excellent transportation links in the area make commuting to nearby towns and cities both easy and efficient.

### GROUND FLOOR

#### LOBBY

Entered via a double glazed door, radiator.

#### LOUNGE

16'5 x 12'11 (5.00m x 3.94m)

Double glazed window, radiator, delft rail, coving, fire surround with a cast iron inset and gas living flame fire.



## 12 WOODBINE TERRACE BLYTH NE24 3DW

### KITCHEN

10'9 x 9' (3.28m x 2.74m)

Double glazed window, radiator, storage cupboard, range of wall, drawer and base units with work tops, sink with drainer and mixer tap, eye level oven, gas hob with an extractor hood above, integrated fridge freezer, double glazed door.



### SHOWER ROOM

Double glazed window, double shower, wash hand basin, storage cupboard housing the combi boiler, upvc cladding to the walls and the ceiling, radiator.



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## REAR PORCH

Double glazed windows, double glazed door.



## FIRST FLOOR LANDING

Access to the loft.

## WC

Double glazed window, low level wc.



## BEDROOM ONE

11'8 x 16'1 (3.56m x 4.90m)

Double glazed window, radiator, storage cupboard, fitted cupboards.



# 12 WOODBINE TERRACE BLYTH NE24 3DW

## BEDROOM TWO

8'9 x 10'10 (2.67m x 3.30m)

Double glazed window, radiator, fitted cupboards.



## EXTERNALLY

### REAR

Yard 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.

### 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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## **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 April 2026)

Flood Risk - River and Sea - Low Risk

Planning Permission - There are currently no planning permission for 12 Woodbine Terrace

<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: 6648A

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**MORTGAGE**

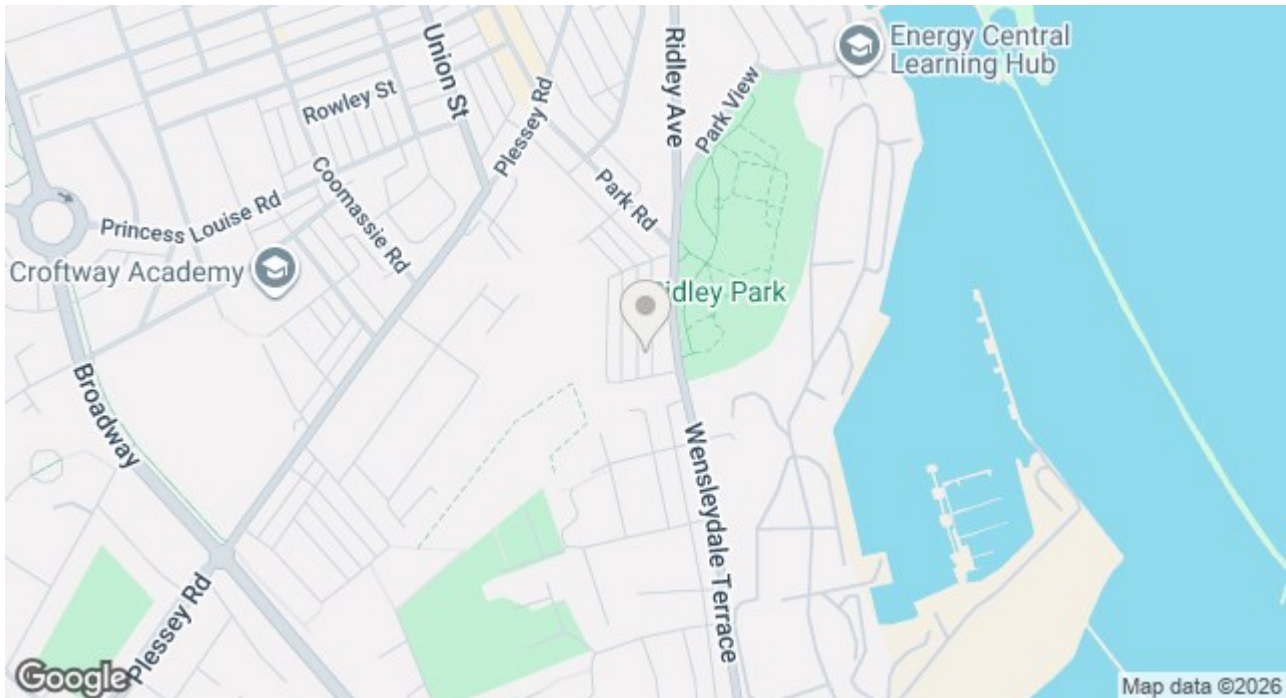
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# Energy Efficiency Rating

|   | Current | Potential |
|---|---------|-----------|
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         | 72        |
| (55-68) <b>D</b>                            | 65      |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |



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

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Regulated by RICS

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