

RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

42 TURNBERRY AVENUE BLYTH NE24 4UL



- TWO DOUBLE BEDROOMS
- WALKING DISTANCE TO THE GOLF COURSE AND CLUB HOUSE
- EPC RATING B
- FREEHOLD PROPERTY

- A MODERN SEMI DETACHED HOUSE
- VACANT POSSESSION
- COUNCIL TAX BAND B
- GAS, ELECTRIC, WATER, DRAINAGE AND SEWERAGE

Price £160,000

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Nestled on the charming Turnberry Avenue in Blyth, this modern semi-detached house presents an excellent opportunity for those seeking a comfortable and convenient living space. The property boasts two well-proportioned bedrooms, making it ideal for small families, couples, or individuals looking for extra room.

Upon entering, you will find a welcoming reception room that offers a perfect space for relaxation or entertaining guests. The modern kitchen is equipped with contemporary fittings, ensuring that cooking experiences are both enjoyable and efficient. The bathroom has also modern providing a fresh and inviting atmosphere.

One of the standout features of this property is the double drive, which offers ample parking space for residents and visitors alike.

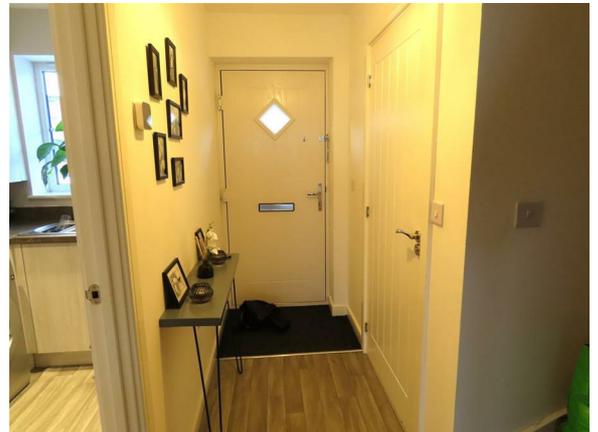
Location is key, and this home is ideally situated within walking distance of the local golf course, making it a fantastic choice for golf enthusiasts. Additionally, the property is conveniently close to local amenities, ensuring that shops, schools, and other essential services are just a short distance away.

In summary, this modern semi-detached house on Turnberry Avenue is a delightful blend of comfort and convenience, making it a wonderful place to call home. Don't miss the chance to view this property and experience all it has to offer.

GROUND FLOOR

ENTRANCE HALL

Entered via a double glazed door, radiator, storage cupboard, laminate flooring.



WC/CLOAKS

Double glazed window, radiator, low level wc, wash hand basin, laminate flooring.



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KITCHEN

5'3 x 11'4 (1.60m x 3.45m)

Double glazed window, radiator, range of modern wall, base and drawer units with complimenting worktops, oven, gas hob with an extractor hood above, space for a freestanding fridge freezer, plumbed for washing machine, downlights.



LOUNGE

14'1 x 12'6 (4.29m x 3.81m)

Double glazed French doors with double glazed windows to either side, storage cupboard, radiator.



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FIRST FLOOR LANDING



BEDROOM ONE

9'5 x 12'5 (2.87m x 3.78m)

Double glazed window, radiator.



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BEDROOM TWO

9'3 x 12'6 (2.82m x 3.81m)

Double glazed window, radiator, storage cupboard.



BATHROOM

Bath with a shower over and shower screen and modern tiled splash back, low level wc, wash hand basin, laminate flooring, radiator.



EXTERNALLY



42 TURNBERRY AVENUE BLYTH NE24 4UL

FRONT

Double drive to the front, side gate to the rear.



REAR

Enclosed garden to the rear.



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

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 Nov 2025)

Flood Risk - River and Sea - Low

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: 6609A

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		97
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		



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