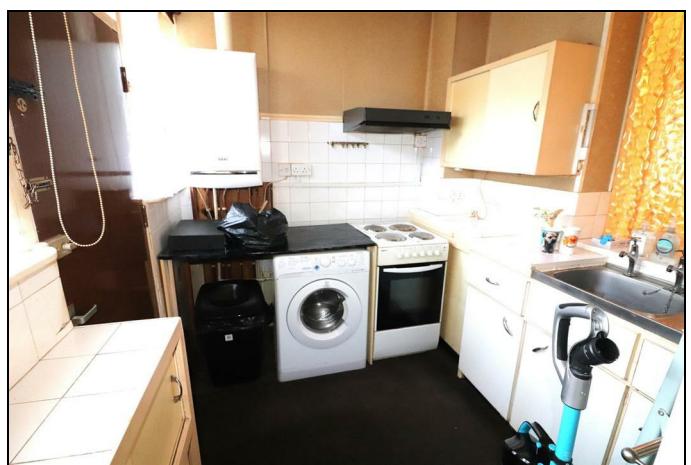


# RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

74 KINGSWAY BLYTH NORTHUMBERLAND NE24 2RS



- TWO BEDROOMS
- NO ONWARD CHAIN
- EPC RATING D

- MID TERRACE HOUSE
- COUNCIL TAX BAND A

**Price £59,950**

# 74 KINGSWAY BLYTH NORTHUMBERLAND NE24 2RS

**\*\*AN IDEAL FIRST TIME BUY OR INVESTMENT\*\*** a two double bedroom mid terrace house, situated on a popular residential area, and ideally located for excellent transport links. The property benefits from gas central heating, double glazing and also benefits from being sold with NO ONWARD CHAIN. Comprises of, entrance lobby with stairs leading up to the landing, lounge, dining room, kitchen, bathroom with a separate wc. First floor landing, two bedrooms. Externally there is an enclosed yard to the rear.

## GROUND FLOOR

### LOBBY

Entered via a double glazed door, vertical radiator.



### LOUNGE

16'1 x 12'10 (4.90m x 3.91m)

Double glazed window, radiator, two storage cupboards.



### DINING ROOM

7'10 x 8' (2.39m x 2.44m)

Radiator.

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## KITCHEN

Wall base units, freestanding cooker with extractor hood above, plumbed for washing machine, radiator.



## BATHROOM

Bath, wash hand basin, radiator, double glazed window.



## WC

Low level wc, double glazed window.



## FIRST FLOOR

### LANDING

Double glazed window.



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## BEDROOM ONE

9'6 x 16'3 (2.90m x 4.95m)

Storage cupboard, double glazed window, radiator.



## BEDROOM TWO

10'3 x 6'8 (3.12m x 2.03m)

Double glazed window.



## EXTERNALLY

## YARD AND GARAGE TO REAR

Enclosed yard to the rear, outbuilding, green house.



## 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.



# 74 KINGSWAY BLYTH NORTHUMBERLAND NE24 2RS

## 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.

Oracle Financial Planning Limited will Pay Rickard 1936 Ltd a referral fee on completion of any mortgage application

## VIEWING

BY APPOINTMENT WITH OUR ASHINGTON OFFICE (01670) 812145/ashington@rickard.uk.com

## FILE NUMBER

PLEASE QUOTE REFERENCE NO: 6360a

## STANDARD INFORMATION

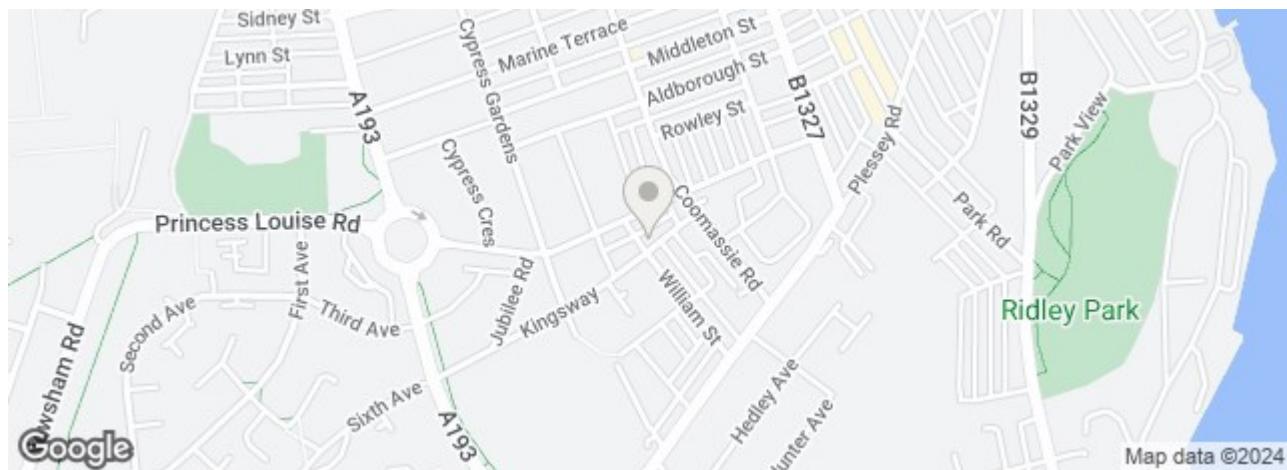
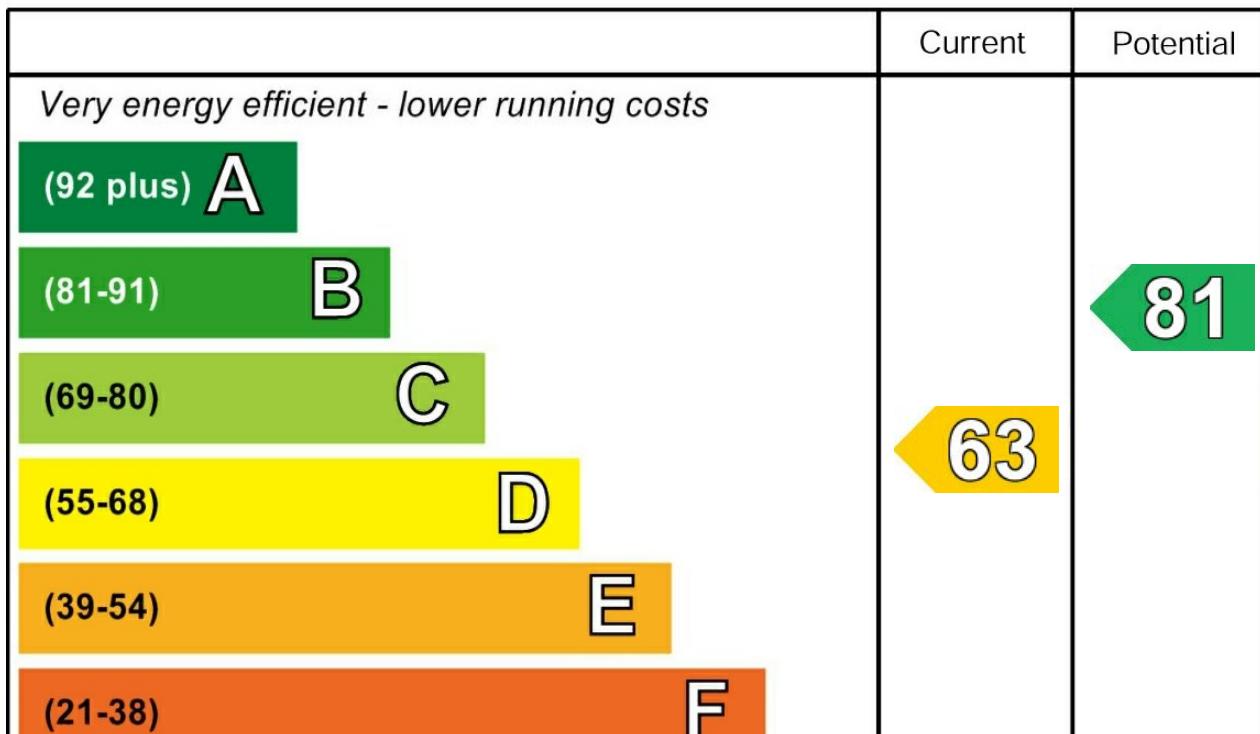
These particulars are produced in good faith, and are set out as a general guide only, they do not constitute part or all of an offer or contract.

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.

## Energy Efficiency Rating



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