

## 45 ALBATROSS WAY SOUTH BEACH ESTATE BLYTH NORTHUMBERLAND NE24 3QH



- DETACHED HOUSE
- SOUGHT AFTER RESIDENTIAL LOCATION
- COUNCIL TAX BAND C
- SUBJECT TO PROBATE

- THREE BEDROOMS
- WITHIN WALKING DISTANCE OF THE BEACH
- EPC RATING D
- NO ONWARD CHAIN

**Offers Over £225,000**

# 45 ALBATROSS WAY SOUTH BEACH ESTATE BLYTH NORTHUMBERLAND NE24

## 3QH

\*\*SOUGHT AFTER LOCATION\*\* a three bedroom detached house perfectly situated and within walking distance to the beach with its shops, cocktail bar and cafe's. Benefits from gas central, double glazing and also benefits from being sold with NO ONWARD CHAIN. Comprises of an entrance porch, hallway, lounge, dining room, kitchen, utility room, shower room. First floor landing, three bedrooms, bath room and separate wc. Externally there is a drive to the front, garden, single garage with an electric roller door, enclosed garden to the rear which is laid to lawn.

### GROUND FLOOR

#### PORCH

Entered via a double glazed door, double glazed windows.

#### HALLWAY

Radiator, understairs storage cupboard.



#### LOUNGE

11'8 x 13'6 (3.56m x 4.11m)

Double glazed window, radiator, coving, fire surround with a gas living flame fire inset.



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## DINING ROOM

9'5 x 11'5 (2.87m x 3.48m)

Double glazed door, double glazed window, radiator, coving.



## KITCHEN

11'5 x 7'6 (3.48m x 2.29m)

Double glazed window, range of wall, base and drawer units with work tops, sink with drainer and mixer tap, integrated dishwasher, built in oven and hob.



## UTILITY ROOM

Plumbed for washing machine, door to the garage, double glazed door to the rear.



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## SHOWER ROOM

Shower cubicle, wash hand basin, low level wc.



## FIRST FLOOR

### LANDING

Light and spacious landing with a double glazed window, access to the loft.



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## MASTER BEDROOM

12'8 x 10'3 (3.86m x 3.12m)

Double glazed window, radiator, two storage cupboards.



## BEDROOM TWO

9'9 x 9'6 (2.97m x 2.90m)

Double glazed window, radiator, built in storage cupboards.



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## BEDROOM THREE

9'9 x 6'5 (2.97m x 1.96m)

Double glazed window, radiator, storage cupboard.



## BATHROOM

Bath with shower over, wash hand basin set in a vanity unit, double glazed window.



## SEPARATE WC

Double glazed window, low level wc.



## EXTERNALLY

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## FRONT

Garden to the front laid to lawn with shrubs, side garden leading to the rear.



## DRIVE/GARAGE

Tandem style drive, leading to the single garage with an electric up and over door, power and lighting.



## REAR

Enclosed garden which is laid to lawn with shrubs, paved area.



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## 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

## 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.

## 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.

## 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 October 2024)

Flood Risk - River and Sea - Low Risk

Planning Permission - There are currently no planning permission for this property

<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.

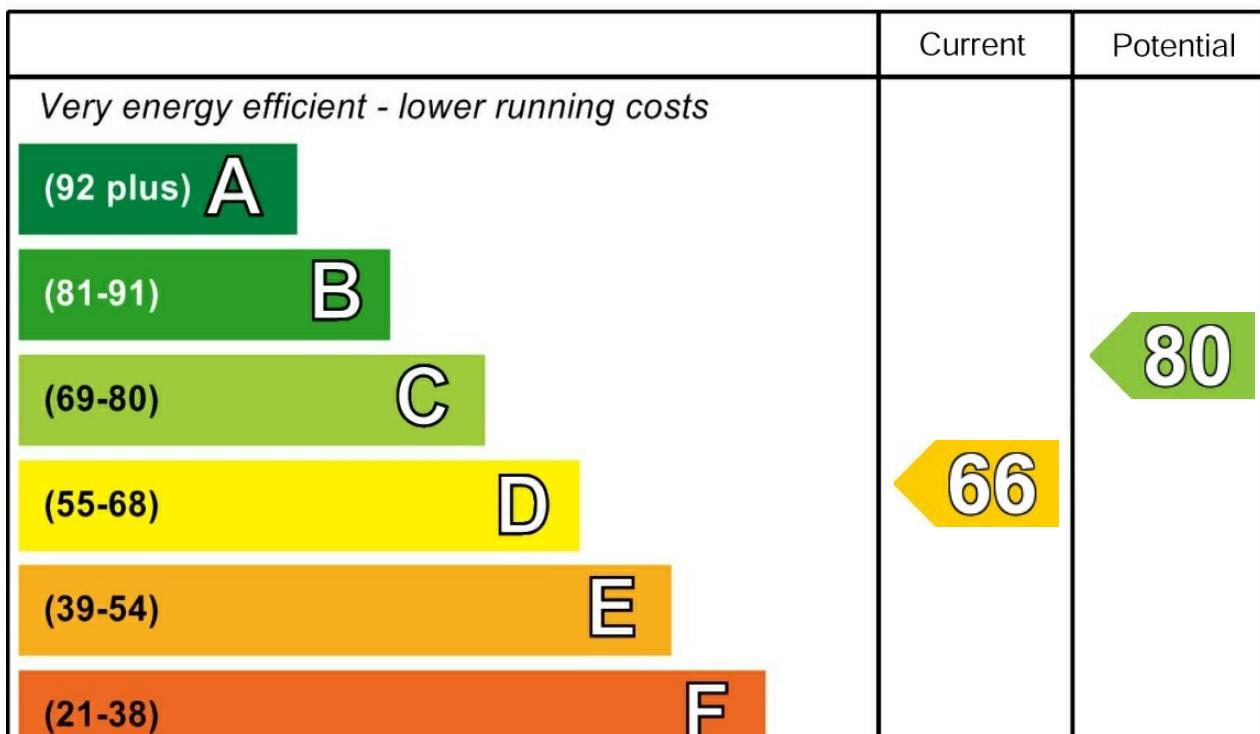
## VIEWING

BY APPOINTMENT WITH OUR ASHINGTON OFFICE (01670) 812145/ashington@rickard.uk.com. FILE NO: 6462A

## PLEASE NOTE:

**Your home may be repossessed if you do not keep up repayments on your mortgage.**

## Energy Efficiency Rating



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