

# RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

15 GRAY STREET NORTH BLYTH, CAMBOIS NORTHUMBERLAND NE24 1SE



- THREE BEDROOMS
- NO ONWARD CHAIN
- FREEHOLD PROPERTY
- OIL, ELECTRIC, WATER, DRAINAGE AND SEWERAGE
- SPACIOUS TERRACE HOUSE
- EPC RATING E
- COUNCIL TAX BAND A
- WITHIN WALKING DISTANCE OF THE BEACH

**Price £79,950**

# 15 GRAY STREET NORTH BLYTH, CAMBOIS NORTHUMBERLAND NE24 1SE

Welcome to this charming terraced house located on Gray Street in North Blyth, Cambois. This delightful property presents an excellent opportunity for first-time buyers or investors seeking a promising addition to their portfolio.

The house boasts two spacious reception rooms, providing ample space for relaxation and entertaining guests. The layout is both practical and inviting, making it easy to create a warm and welcoming atmosphere. With three well-proportioned bedrooms, there is plenty of room for a growing family or for those who desire extra space for guests or a home office.

Situated in North Blyth, this property benefits from being within walking distance to the Cambois beach, within driving distance to Blyth town centre or Ashington with its excellent transport links, this house on Gray Street is a fantastic opportunity that should not be missed.

Do not hesitate to arrange a viewing and discover the potential this lovely home has to offer.

## GROUND FLOOR

### HALL

Entered via a double glazed door, radiator, laminate flooring, coving.

### LOUNGE

11'1 x 14'1 (3.38m x 4.29m)

Double glazed window, radiator.



### DINING ROOM

12'9 x 14'8 (3.89m x 4.47m)

Double glazed window, radiator, storage cupboard, coving.



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## KITCHEN

10'4 x 9'11 (3.15m x 3.02m)

Double glazed window, range of wall base and drawer units with complimenting work tops, oven, hob with a glass modern splash back, sink with drainer and mixer tap, laminate flooring, double glazed door to the rear.



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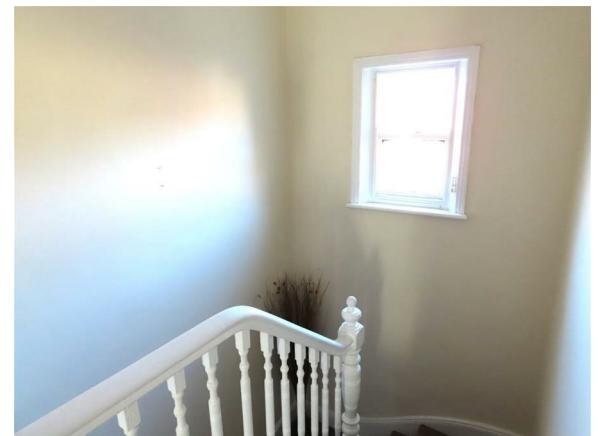
## SHOWER ROOM

Shower cubicle, wash hand basin set in a vanity unit, low level wc, double glazed window.



## FIRST FLOOR LANDING

Sash window, storage cupboard, access to the loft.



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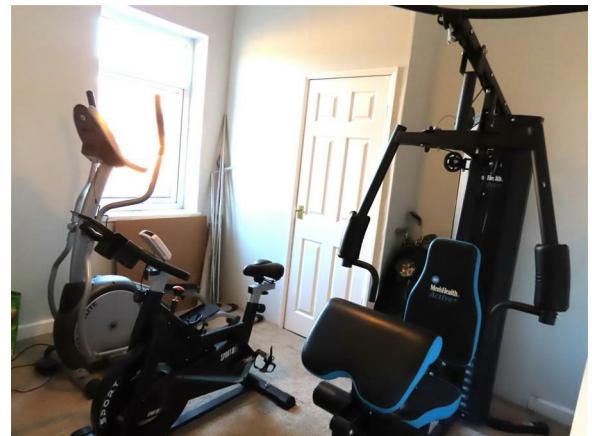
## BEDROOM ONE

11'2 x 13'4 (3.40m x 4.06m)  
Double glazed window, radiator.



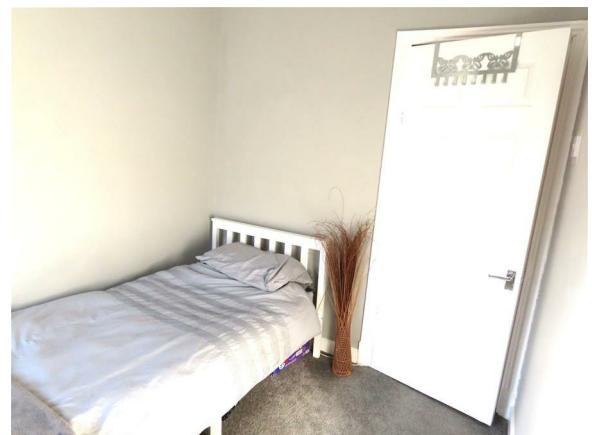
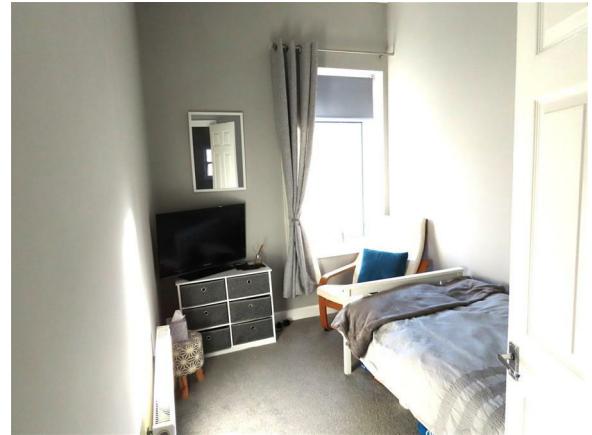
## BEDROOM TWO

11'1 x 10'2 (3.38m x 3.10m)  
Double glazed window, radiator, storage cupboard.



## BEDROOM THREE

7'1 x 10'3 (2.16m x 3.12m)  
Double glazed window, radiator.



## EXTERNALLY

## REAR

Court yard to the rear with an outhouse ideal for storage.

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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.

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.

## 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: 6618A

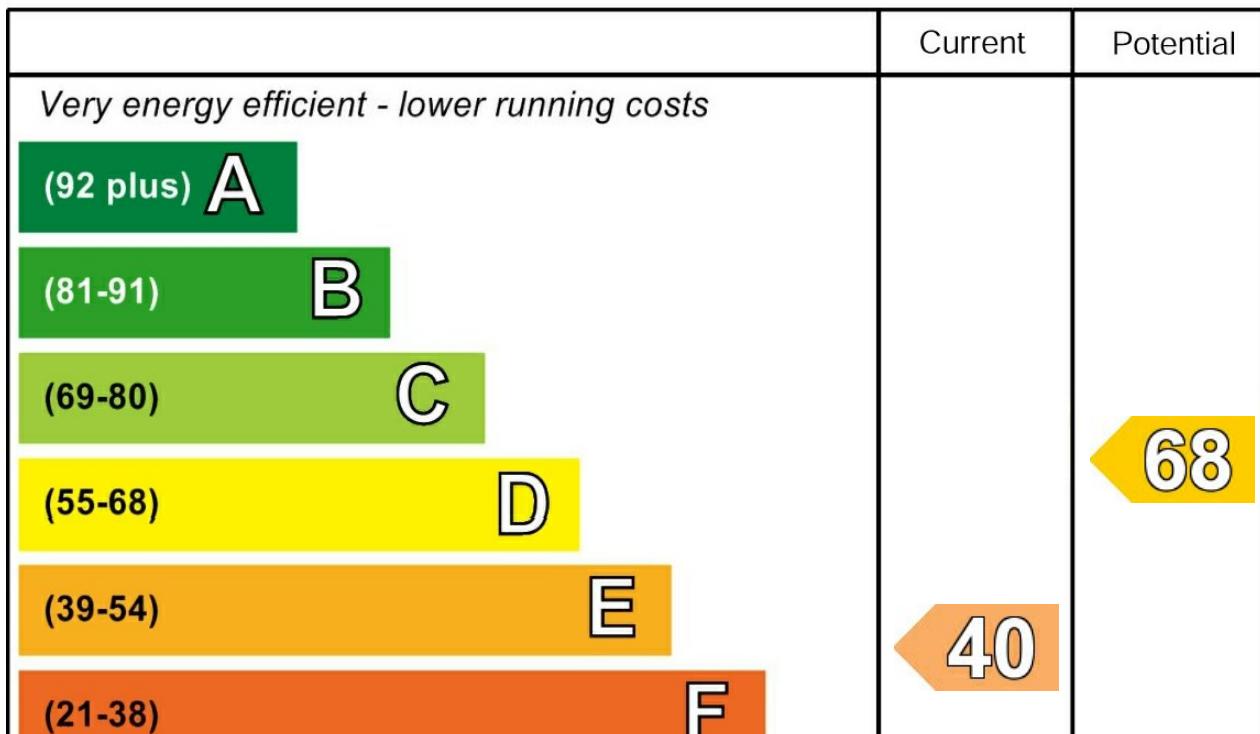
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## Energy Efficiency Rating



17/18 Laburnum Terrace, Ashington NE63 0JA Tel: 01670 812145 Fax: 01670 522765 Email: ashington@rickard.uk.com  
25 Newgate Street, Morpeth NE61 1AW Tel: 01670 513533 Fax: 01670 518398 Email: morpeth@rickard.uk.com  
6 Havelock Street, Blyth NE24 1AB Tel: 01670 356613 Fax: 01670 369155 Email: blyth@rickard.uk.com