

# RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

**45 CYPRESS GARDENS BLYTH NORTHUMBERLAND NE24 2NF**



- FOUR BEDROOMS
- SPACIOUS LIVING
- TWO RECEPTION ROOMS
- EPC RATING D

- SEMI DETACHED HOUSE
- POPULAR RESIDENTIAL LOCATION
- LOVELY KITCHEN/ DINER
- GARAGE/GARDEN

**Offers Over £210,000**

# 45 CYPRESS GARDENS BLYTH NORTHUMBERLAND NE24 2NF

**\*\*SPACIOUS FAMILY HOME\*\*** a four bedroom semi detached traditional home. Positioned on this popular residential location. Benefits from gas central heating and double glazing. Comprises of, entrance lobby with a stained glass window and door, hall with half wood panelling, Light and spacious lounge with a double glazed bay window, dining room, lovely light and modern kitchen/diner with an excellent range of units and integrated appliances, utility area. First floor landing, four bedrooms, family bathroom. Externally there is a garden and drive to the front, single garage with electric charge point and electric roller door, enclosed rear garden.

## GROUND FLOOR

### LOBBY

Lovely stained glass door and windows.



### HALLWAY

Radiator, storage cupboard, wood panelling to the walls, delft rack.



### LOUNGE

17'9 x 12'10 (5.41m x 3.91m)

Double glazed bay window, radiator, dado rail, coved ceiling, wood surround, marble back and hearth, gas living flame fire.



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## DINING ROOM

12'8 x 7'7 (3.86m x 2.31m)

Radiator, new carpet flooring, coved ceiling.



## KITCHEN DINER

11'5 x 19'1 (3.48m x 5.82m)

Double glazed sliding doors to the rear garden, two radiators, excellent range of modern, wall, base, drawer and carousel units with complimenting work tops, integrated fridge, integrated dishwasher, double oven, built in microwave oven, storage cupboard housing the combi boiler, down lighters to the ceiling. Utility area which is plumbed for a washing machine, shelving to the walls.



## FIRST FLOOR

### LANDING

Feature stained glass window. Laddered access to the boarded loft.



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## BEDROOM ONE

11'4 x 10'11 (3.45m x 3.33m)

Double glazed window, radiator, two storage cupboards to each alcove.



## BEDROOM TWO

10'10 x 10'10 (3.30m x 3.30m)

Double glazed window, radiator, two storage cupboards to each alcove.



## BEDROOM THREE

8' x 7'6 (2.44m x 2.29m)

Double glazed window, radiator. Built in wardrobe.



## BEDROOM FOUR

6'3 x 6'9 (1.91m x 2.06m)

Double glazed window, radiator.



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## BATHROOM

bath with shower over, low level wc, wash hand basin, radiator, double glazed window. Storage units



## EXTERNALLY

### FRONT

Garden and drive to the front.



### GARAGE

With electric roller door, electric car charge point, power and lighting.

### REAR

Enclosed garden to the rear, paved area, lawn, borders, shrubs and pond.



## 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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## 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: 6069a

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**MORTGAGE**

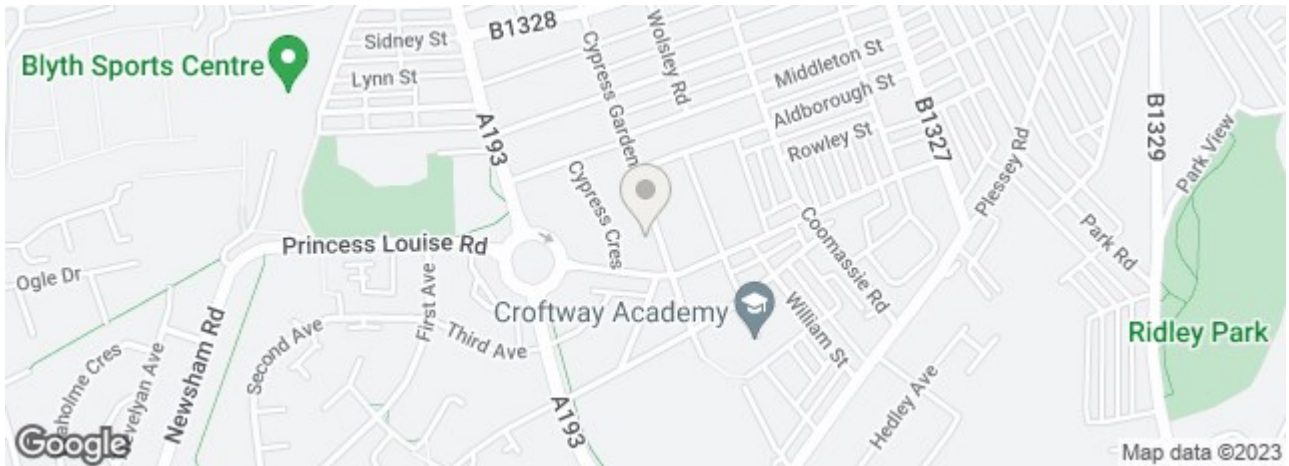
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# Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>79</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>61</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		



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