

RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

44 EIDER CLOSE BLYTH NORTHUMBERLAND NE24 3QD



- Extended Semi Detached
- Three Bedrooms
- Garage and Driveway
- Must Be Viewed

- Fabulous Family Home
- Three Reception
- South Facing Rear Garden
- EPC: D

Price £179,950

44 EIDER CLOSE BLYTH NORTHUMBERLAND NE24 3QD

This excellent extended semi detached home provides immaculate and superbly appointed accommodation throughout. Occupying a corner position of the cul de sac on Eider Close South Beach Estate. This is a must see property which briefly comprises entrance porch, open plan lounge diner, extended kitchen and family room/4th bedroom. To the first floor, two bedrooms, office area with staircase to further bedroom and refurbished family bathroom. Garden to the front with drive offering off road parking which leads to attached garage, whilst to the rear the garden is enclosed with a southerly aspect. The property is close to the sought after Bede Academy Primary school , local beach and amenities. An early inspection is essential to secure.

ENTRANCE PORCH

Double Glazed entrance door and windows to sides. Part glazed double doors to lounge diner.

LOUNGE DINER

17'05" x 24'02" (5.31m x 7.37m)

A fantastic sized 'L' shaped open plan lounge diner with wall mounted gas fire. Spotlights to ceiling, 3x double radiators. Staircase to first floor with metal spindle banister, under stair cupboard. Double glazed window to front, double glazed patio and French door to garden.



KITCHEN

21'00" x 9'07" (6.40m x 2.92m)

Good sized kitchen fitted with a range of wall and base units, single drainer sink, dual fuel range cooker, space for dishwasher, fridge freezer and washing machine. Tiled walls, feature radiator. Double glazed window to rear. Doors to garage and family room.



FAMILY ROOM

15'06" x 8'00" (4.72m x 2.44m)

Family room/office or 4th bedroom with double glazed French doors to rear garden, spotlights to ceiling.



FIRST FLOOR LANDING

Double glazed window to side.

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MASTER BEDROOM

12'11" x 8'00" (3.94m x 2.44m)

With a range of fitted wardrobes with sliding doors, double glazed window to front, radiator.



BEDROOM TWO

10'10" x 10'03" (3.30m x 3.12m)

Double glazed window to rear, radiator.



OFFICE

(Previous 3rd bedroom) with staircase to second floor bedroom. Double glazed window to front. Cupboard housing combi boiler.

BEDROOM THREE (SECOND FLOOR)

11'01" x 15'10" (3.38m x 4.83m)

Velux double glazed window, storage to eaves x 2, radiator.



FAMILY BATHROOM

Refurbished family bathroom fully tiled with panelled bath, mains shower over and glass screen. Low level w.c., pedestal wash hand basin set in vanity unit. Radiator, double glazed frosted window to the rear.



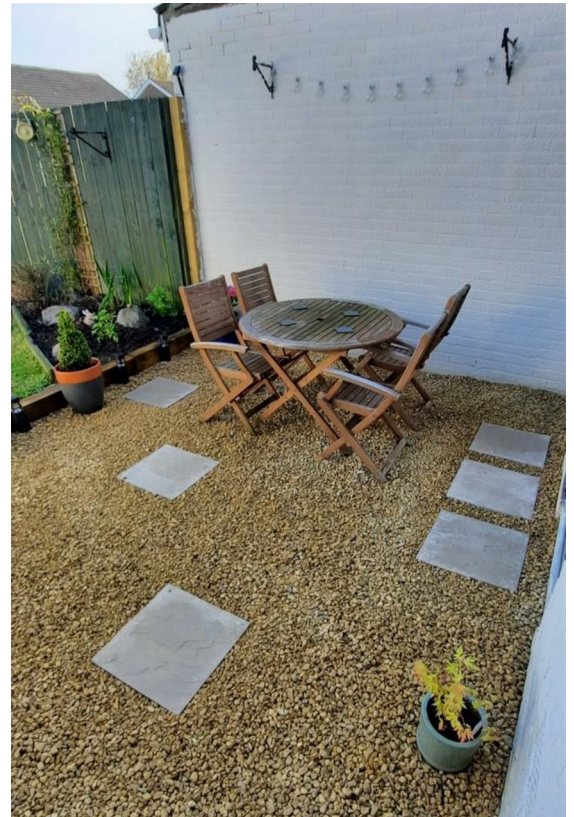
FRONT GARDEN

Walled garden to the front with driveway to garage.

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REAR GARDEN

Enclosed south facing garden to the rear with lawned, gravelled and patio areas. Flower and shrub borders, external water supply, gated access to the front.



GARAGE

Attached garage with electric up and over door, light and power. Space for tumble dryer.

FREEHOLD TENURE

WE UNDERSTAND THIS PROPERTY IS FREEHOLD. HOWEVER, WE ARE NOT QUALIFIED TO VERIFY THE TENURE ON ANY PROPERTY AND YOUR SOLICITOR SHOULD BE CONSULTED REGARDING THIS.


MORTGAGE ADVICE


WE HAVE AN INDEPENDENT MORTGAGE ADVISOR WITHIN OUR OFFICES.

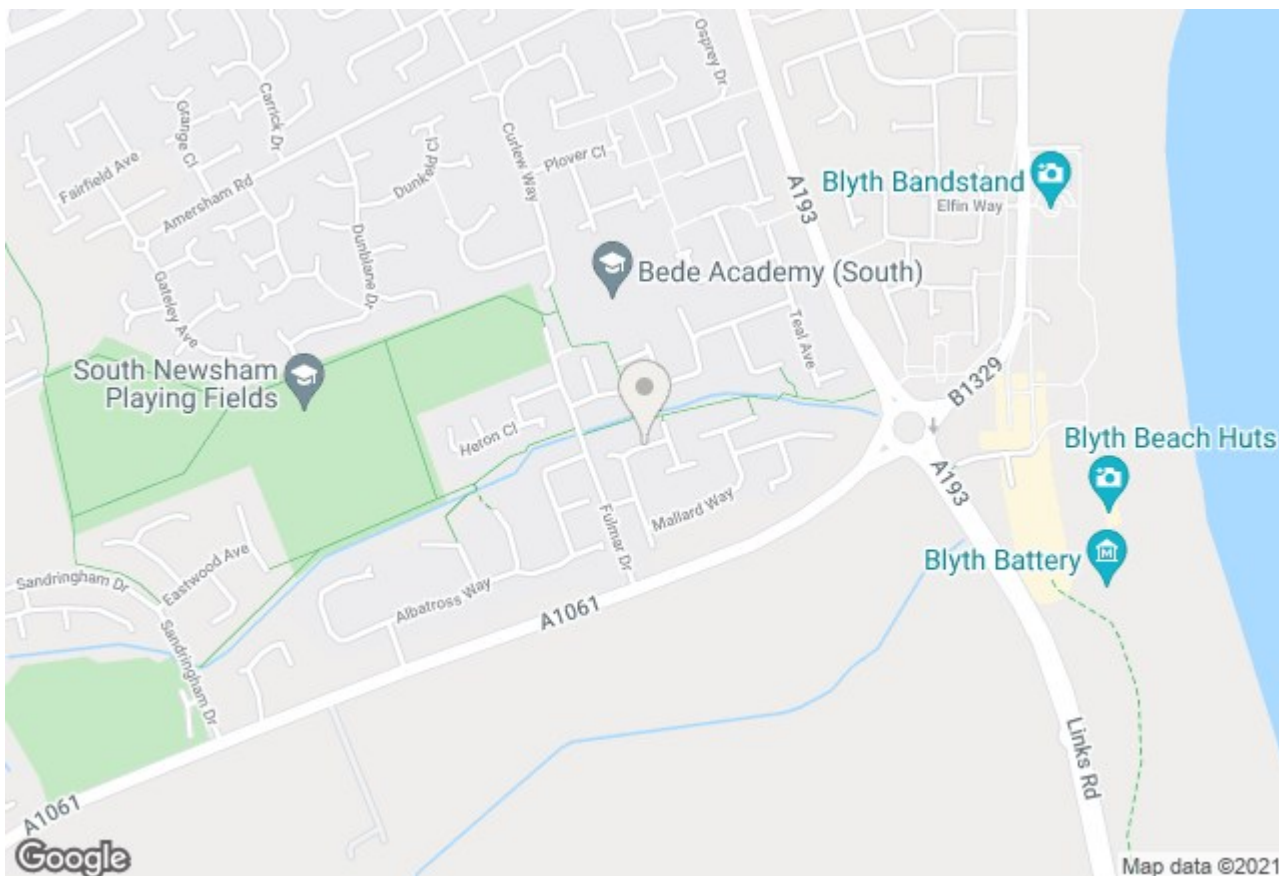
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MAKE AN APPOINTMENT TODAY TO DISCUSS OUR VERY COMPETITIVE DEALS



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		74
(81-91) B		
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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