

RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

**78 INGRAM DRIVE COWPEN FARM ESTATE BLYTH NORTHUMBERLAND
NE24 5ED**



- Well Presented Mid Link
- Three Bedrooms
- West Facing Rear Garden
- Must Be Viewed

- Favoured Development
- Sun Lounge Extension
- No Upper Chain
- EPC: tbc

Price £109,950

78 INGRAM DRIVE COWPEN FARM ESTATE BLYTH NORTHUMBERLAND NE24 5ED

Well presented mid link situated on the highly regarded Ingram Drive, Cowpen Farm Estate in Blyth. The property is well appointed and decorated and briefly comprising: entrance hall, lounge, dining room, kitchen, utility and generous sun lounge extension. To the first floor there are three bedrooms and family bathroom. Enclosed South West facing garden to the rear and pedestrianised to front laid to lawn. Close to local primary school and amenities, a super family home well worthy of an early inspection.

ENTRANCE HALL

Double glazed entrance door to hallway, under stair cupboard, radiator.

LOUNGE

14'03" x 11'10" (4.34m x 3.61m)

Marble fireplace with living flame gas fire, coving to ceiling, radiator.
Archway to dining room.



DINING ROOM

9'08" x 8'08" (2.95m x 2.64m)

Electric wall heater, double glazed French doors to garden. Doors to utility and kitchen.

SUN LOUNGE

12'09" x 7'00" (3.89m x 2.13m)

Double glazed windows to rear, wall lights and french doors to garden.



KITCHEN

10'02" x 8'00" (3.10m x 2.44m)

Fitted with a range of wall and base units and 1 1/2 bowl sink. Gas hob, electric oven, integral fridge and space for washing machine. Part tiled walls and double glazed window to rear.

UTILITY

11'07" x 5'00" (3.53m x 1.52m)

Space for fridge freezer and tumble dryer, shelving.

FIRST FLOOR LANING

Access to roof space, part boarded, built in cupboard housing combi boiler.

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MASTER BEDROOM

11'08" x 10'06" (3.56m x 3.20m)

Fitted wardrobes x 2 with sliding doors, radiator. Double glazed window to front.



BEDROOM TWO

9'11" x 9'09" (3.02m x 2.97m)

Built in wardrobes, double glazed window to rear, radiator.



BEDROOM THREE

6'04" x 7'08" (1.93m x 2.34m)

Double glazed window to front, built in wardrobes, radiator.



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BATHROOM

White suite comprising bath with electric shower over and glass screen, low level wc., pedestal wash hand basin. Upvc walls, spotlights to ceiling, heated towel rail. Double glazed frosted window to the rear.



FRONT GARDEN

Laid mainly to lawn.

REAR GARDEN

Enclosed garden to the rear with westerly aspect, mainly paved, external electrics and security light. Fenced boundaries.



FREEHOLD TENURE

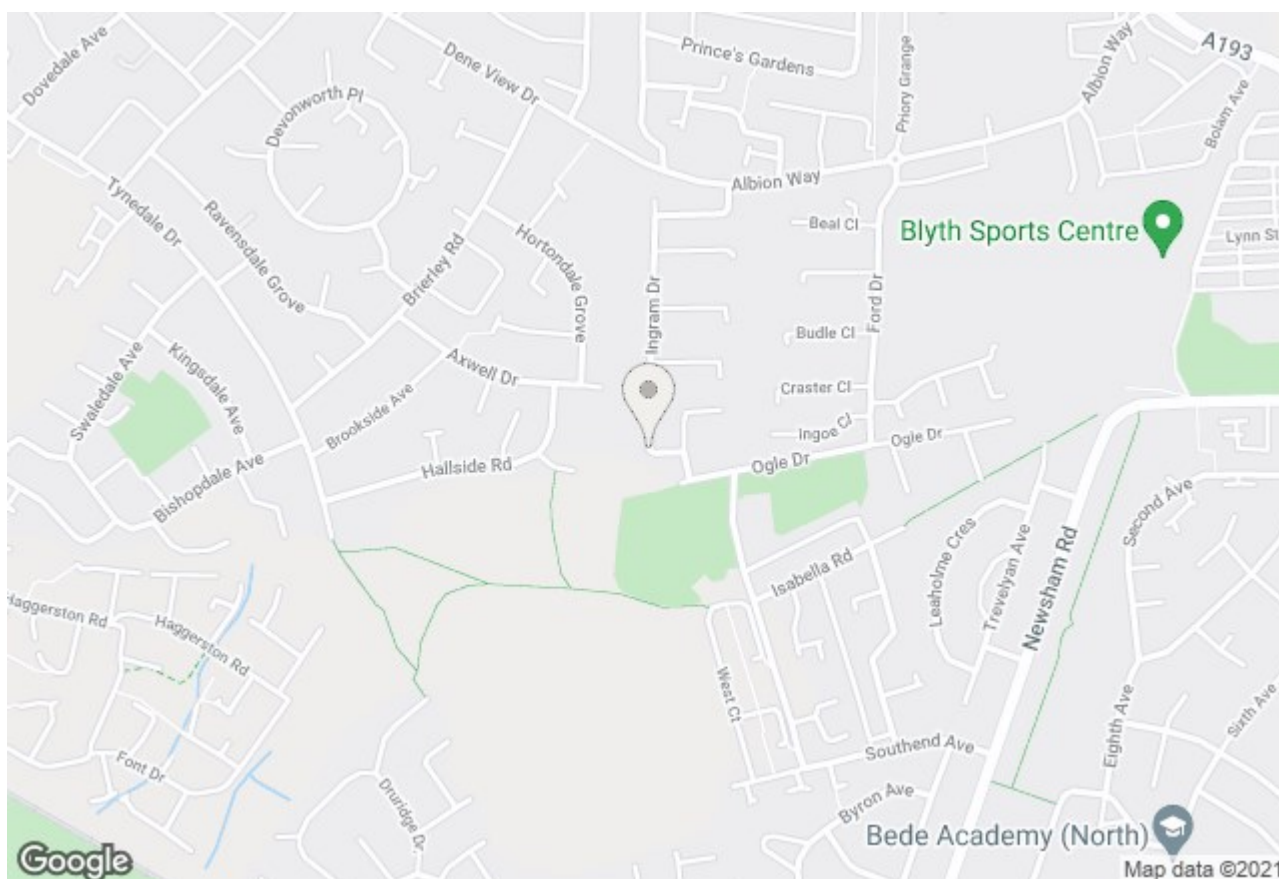
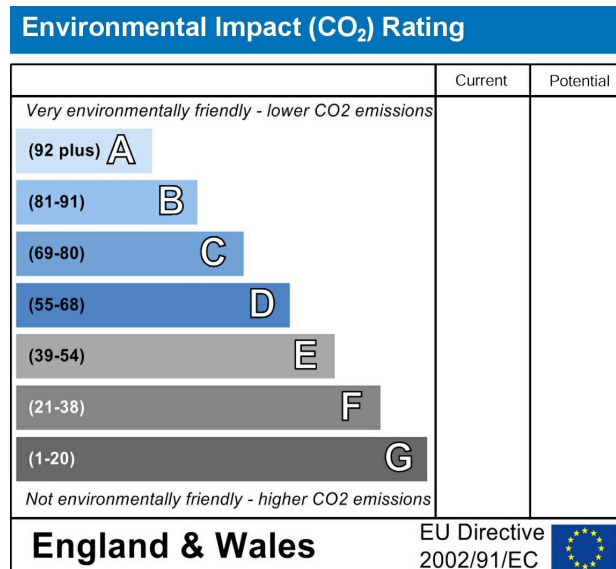
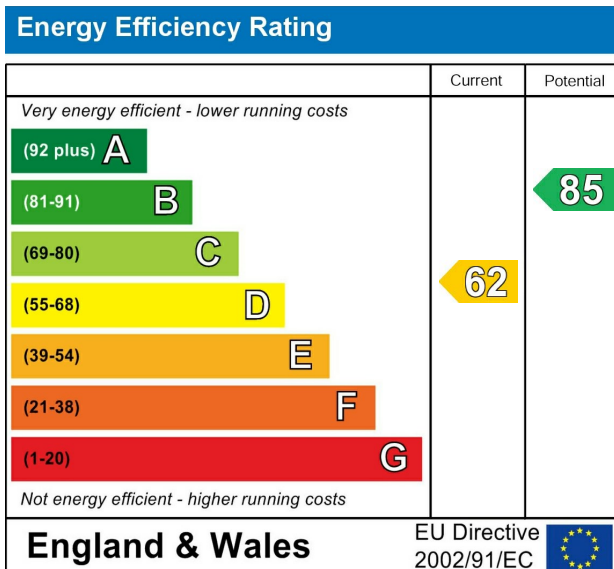
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MORTGAGE ADVICE

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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