

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)

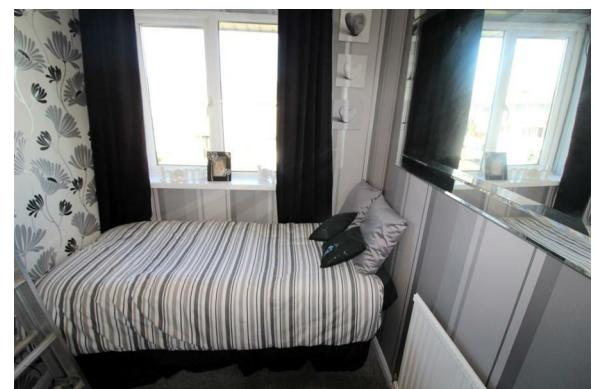
Built in wardrobes, double glazed window to rear, radiator.



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

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.

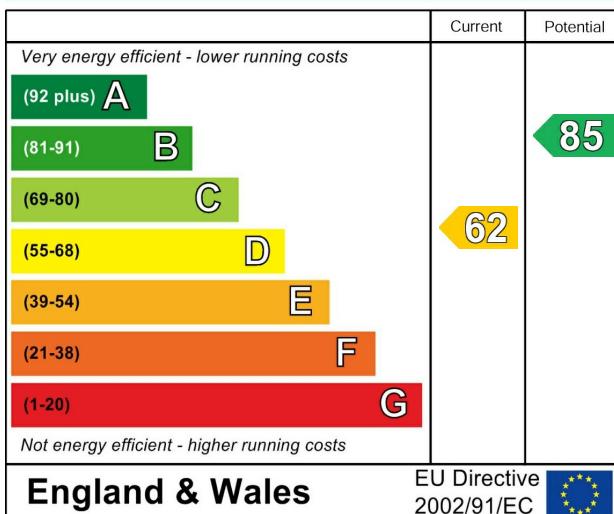
MORTGAGE ADVICE

WE HAVE AN INDEPENDENT MORTGAGE ADVISOR WITHIN OUR OFFICES.

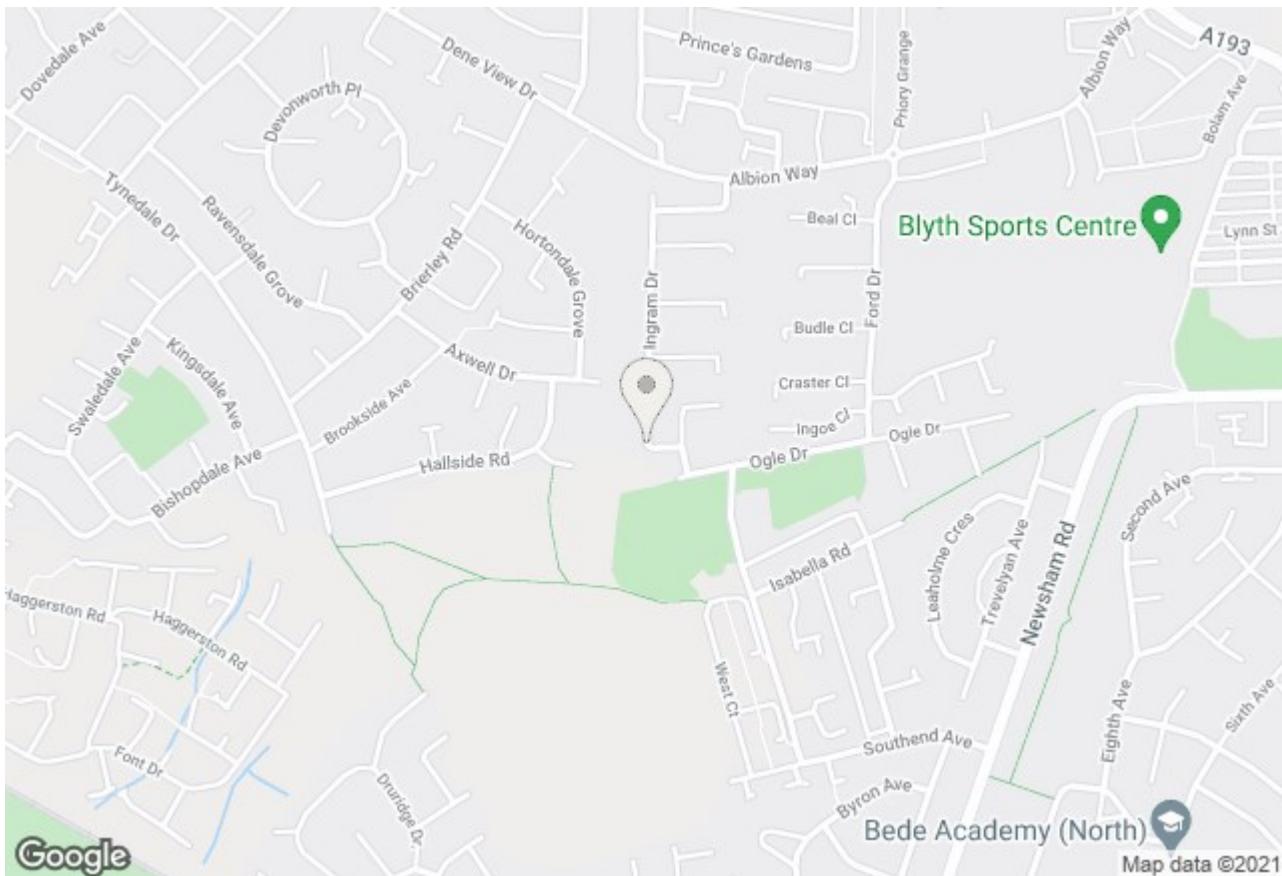
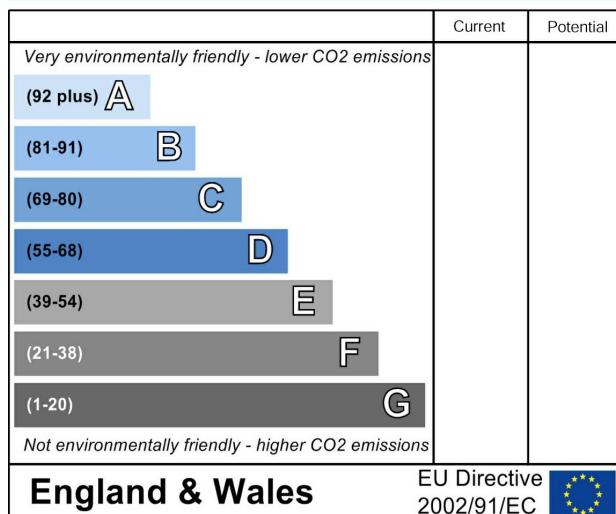
ORACLE FINANCIAL PLANNING LIMITED MAY PAY RICKARD 1936 LTD A REFERRAL FEE ON COMPLETION OF ANY MORTGAGE APPLICATION.

MAKE AN APPOINTMENT TODAY TO DISCUSS OUR VERY COMPETITIVE DEALS

Energy Efficiency Rating



Environmental Impact (CO₂) Rating



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