

RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

4 LEANDER COURT STAKEFORD NORTHUMBERLAND NE62 5BT



- TWO DOUBLE BEDROOMS
- CUL-DE-SAC LOCATION
- LOVELY PRIVATE GARDEN
- EPC RATING D

- NO ONWARD CHAIN
- MODERN KITCHEN
- TANDEM STYLE DRIVE
- DG / GCH

Price £109,950

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****MODERN HOME SET IN A CUL-DE-SAC POSITION****a lovely two double bedroom SEMI DETACHED HOUSE with a tandem style drive for off street parking, the owner has purchased the FREEHOLD. Being sold with NO ONWARD CHAIN, ideally situated for local shops and excellent transport links. Comprises of entrance porch, modern lounge with a double glazed bow window, breakfasting kitchen with modern units, first floor landing, two double bedrooms, modern bathroom, garden and tandem style drive to the front, enclosed garden to the rear.

GROUND FLOOR

PORCH

Entered via a double glazed door.

LOUNGE

17'9 x 11'7 (5.41m x 3.53m)

Double glazed bow window, radiator, marble fire with electric pebble fire inset.



BREAKFASTING KITCHEN

8'7 x 11'7 (2.62m x 3.53m)

Double glazed window, radiator, good range of modern wall, base and drawer units with complementing work surfaces, sink with drainer and mixer tap, electric built in oven, gas hob with extractor above, tiled floor, tiled splash back, plumbed for washing machine, space for fridge freezer, double glazed door to the rear.



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FIRST FLOOR LANDING



BEDROOM ONE

9'6 x 10'1 (2.90m x 3.07m)

Double glazed window, radiator, fitted wardrobes.

BEDROOM TWO

8'7 x 11'8 (2.62m x 3.56m)

Double glazed window, radiator.



BATHROOM

Modern suite comprises of bath with shower over, low level wc, wash hand basin set in a vanity unit, radiator, tiled floor, tiled walls.



EXTERNALLY

FRONT

Garden and drive to the front.



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REAR

Enclosed garden to the rear, paved and lawned area, paved to the side.



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.

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 - Advice For Buyers/Viewers - If anyone in the household has or develops symptoms or is self isolating then viewings should not go ahead. Please inform us as soon as possible if this is the case. • Social distancing of at least 2 metres is adhered to at all times. • Viewers will be required to have their own hand sanitiser which is to be applied before, during if necessary and after the viewing. Other PPE such as masks and shoe covers can be worn and a seller may request this as a condition of the viewing. • Only members of one household are permitted to view a property at any one time. It is recommended that this should be no more than 2 adults.

FILE NUMBER

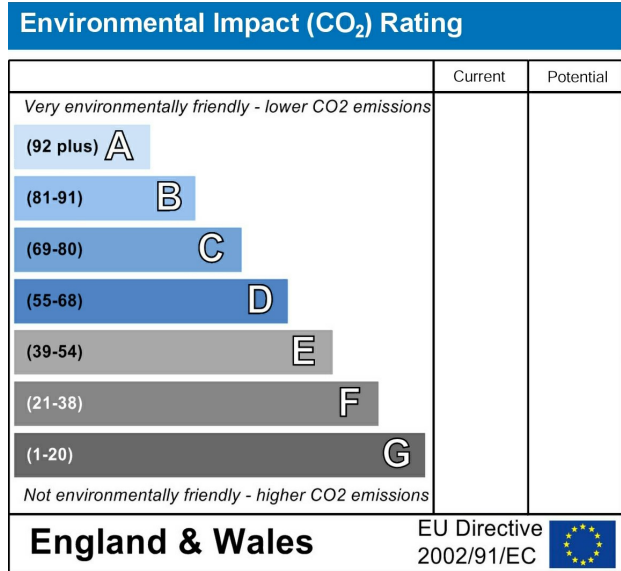
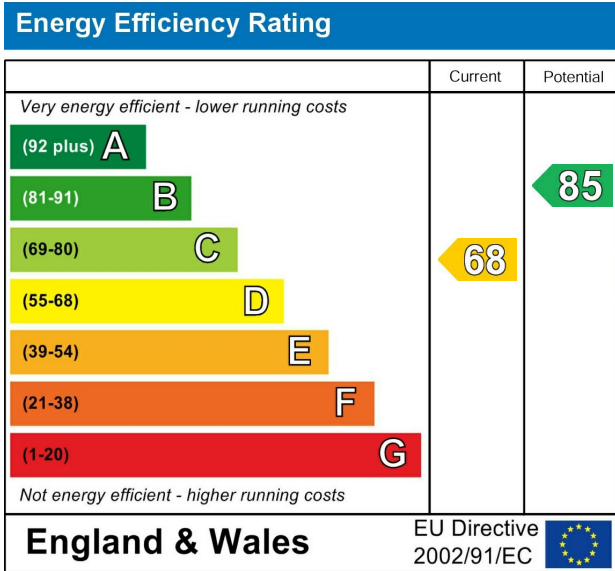
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