

# RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

**14 REDWOOD COURT ASHINGTON NORTHUMBERLAND NE63 9WF**



- MODERN DETACHED
- EN-SUITE SHOWER ROOM
- SUNNY ASPECT GARDEN
- EPC RATING C

- THREE BEDROOMS
- NO ONWARD CHAIN
- SOLAR PANNELS
- STUNNING HOME

**Price £128,950**

# 14 REDWOOD COURT ASHINGTON NORTHUMBERLAND NE63 9WF

**\*\*STUNNING MODERN FAMILY HOME \*\***this three bedroom detached house is positioned in a cul-de-sac. Well located for local schools, amenities and transportation links making easy commute to the coast or Newcastle city centre via the A189. The property is being sold with no ONWARD CHAIN and an early internal inspection a MUST!!. Benefits from gas central heating, double glazing and SOLAR PANELS to the roof ( owned outright by the owner ). All FURNITURE AND APPLIANCE can be negotiated at an extra price. Comprises of entrance porch entered via a composite double glazed door, modern lounge, inner lobby, downstairs wc, lovely kitchen diner with newly fitted patio doors ( 2019 ), first floor landing, three bedrooms master with en-suite shower room, modern family bathroom. Drive to the front, single garage which is currently being used as a workshop, could easily be turned back into a useable garage, lovely sunny aspect enclosed rear garden.

## GROUND FLOOR

### ENTRANCE PORCH

Entered via a double glazed door, radiator, laminate flooring, coved ceiling.

### LOUNGE

10'2 x 13'9 (3.10m x 4.19m)

A lovely modern lounge with a double glazed window, radiator, coved ceiling and laminate flooring.



### INNER LOBBY

Coved ceiling, laminate flooring.

### DOWNSTAIRS WC

Low level wc, wash hand basin set in a modern vanity unit, radiator.



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## KITCHEN DINER

7'8 x 18'11 (2.34m x 5.77m)



## KITCHEN AREA

Excellent range of modern wall, base and draw units with complimenting work surface, one and half stainless steel sink with drainer and mixer tap, four ring gas hob, with extractor hood above, double oven, plumbed for washing machine, partial tiled walls, double glazed window, laminate flooring.



## DINING/SITTING AREA

With newly fitted patio doors ( fitted 2019 ), radiator, laminate flooring.



## FIRST FLOOR

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## MASTER BEDROOM

9'8 x 13'1 (2.95m x 3.99m)

Lovely double bedroom with an excellent range of fitted wardrobes, over bed storage and two bedside cabinets, coved ceiling, radiator, tv point.



## EN-SUITE

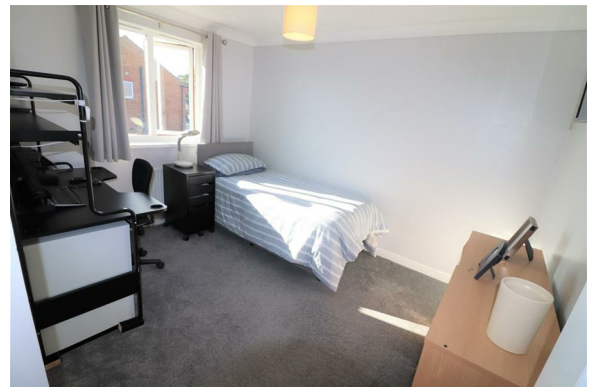
Walk in double shower with waterfall fitment over, wash hand basin and low level wc set in a modern vanity unit, radiator, tiled walls, double glazed window.



## BEDROOM TWO

9'7 x 11'3 (2.92m x 3.43m)

Double bedroom, double glazed window, radiator, coved ceiling, tv point.



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## BEDROOM THREE

8'1 x 9'5 (2.46m x 2.87m)

double glazed window, radiator, coved ceiling, access to a boarded loft with ample storage via pull down ladders.



## FAMILY BATHROOM

Modern bathroom with a bath, low level wc, pedestal wash hand basin, partial tiled walls, double glazed window.



## EXTERNALLY

### FRONT

Drive to the front, lawned area.

### WORKSHOP

Is currently being used as a work shop with ample shelving and storage, could be easily returned in to a useable garage again.



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## REAR

A lovely low maintenance enclosed sunny aspect garden with Astro turf, paved patio area, shed.



## 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

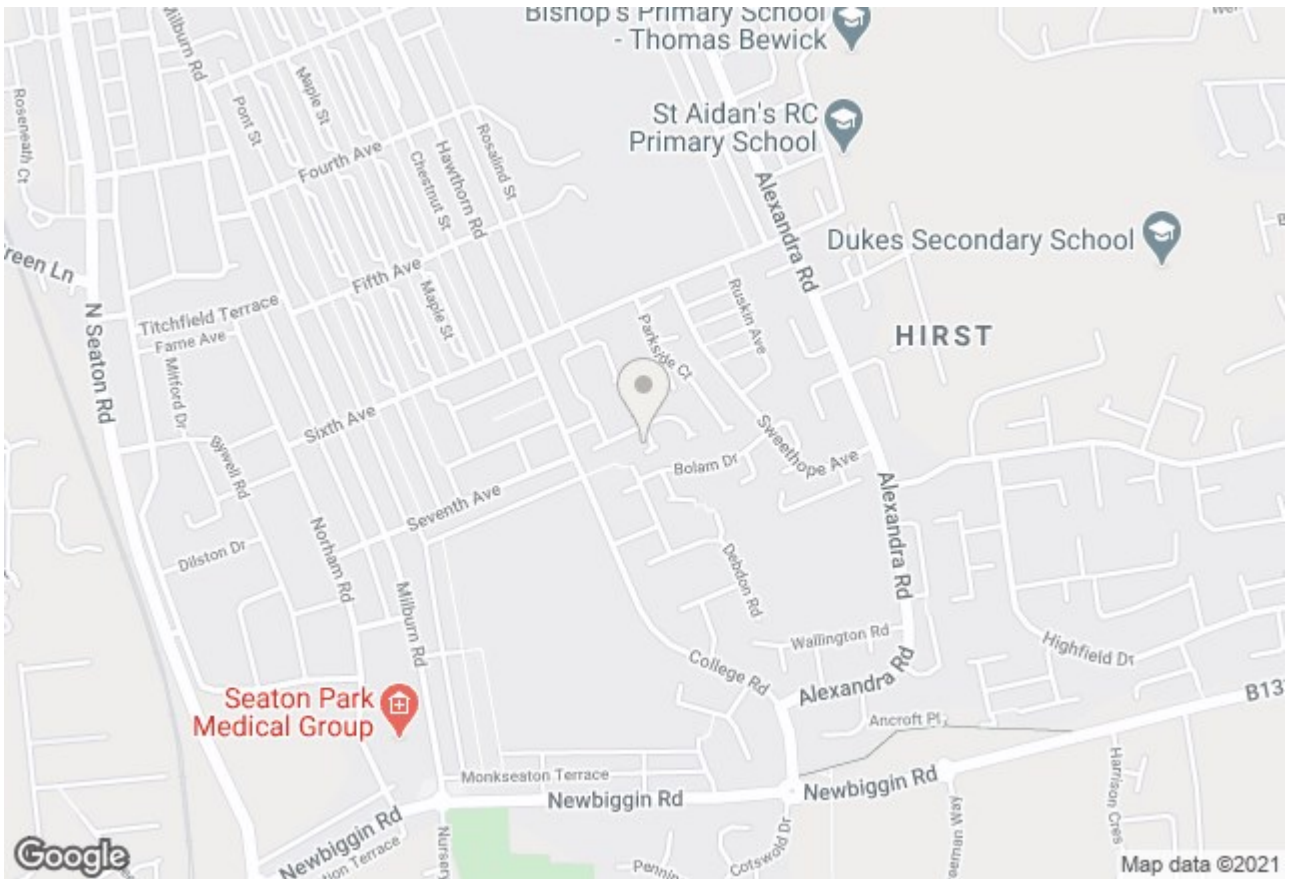
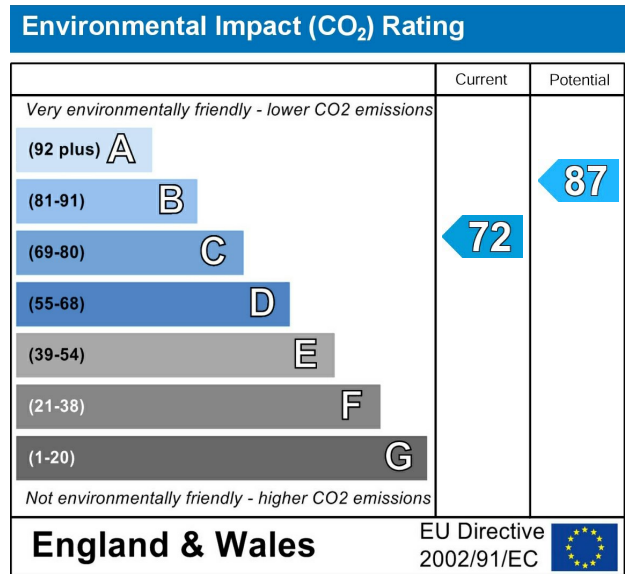
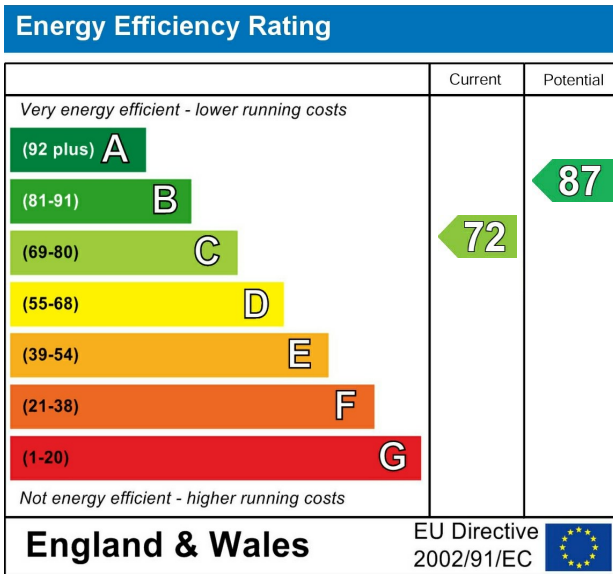
PLEASE QUOTE REFERENCE NO: 5764A

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