

RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

**37 ASHINGTON DRIVE WANSBECK ESTATE STAKEFORD
NORTHUMBERLAND NE62 5EL**



- THREE BEDROOMS
- LOVELY SIZE GARDEN
- NO ONWARD CHAIN

- SEMI DETACHED
- DRIVE PROVIDING OFF STREET PARKING
- EPC RATING D

Offers Over £89,000

37 ASHINGTON DRIVE WANSBECK ESTATE STAKEFORD NORTHUMBERLAND NE62 5EL

POPULAR LOCATION ASHINGTON DRIVE a lovely three bedroom semi detached house, would make an ideal family home. The property is located close to local amenities and excellent transport links, benefits from gas central heating and off street parking. Being sold with no ONWARD CHAIN. Comprises of entrance hall, spacious lounge/ diner, breakfasting kitchen, first floor landing, three bedrooms and family bathroom with separate wc. drive to the front, enclosed private garden to the rear.

GROUND FLOOR

ENTRANCE HALL

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

LOUNGE / DINER

10'7" x 18'7" (3.25 x 5.68)

Light and spacious with two double glazed windows, two radiators, feature wood fire surround, tiled hearth and back with electric fire.



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BREAKFASTING KITCHEN

18'11" x 18'9" (5.79 x 5.72)

Good range of wall and base units with work tops, sink with drainer and mixer tap, two radiators, tiled splash back, plumbed for washing machine,



FIRST FLOOR

BEDROOM ONE

12'10" x 9'6" (3.92 x 2.92)

Double glazed window, radiator.



BEDROOM TWO

3.21 x 3.25 (0.91m.6.40m x 0.91m.7.62m)

Double glazed window, radiator.



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BEDROOM THREE

7'8" x 8'3" (2.35 x 2.53)
Double glazed window, radiator.



BATHROOM

Double glazed window, pedestal wash hand basin, tiled splash back, radiator.



SEPARATE WC

Wc, double glazed window.

EXTERNALLY

FRONT

Drive to the front, gated access to the side paved area.

REAR

Enclosed rear garden which is laid mainly to lawn and paved patio area.



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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

FILE NUMBER

PLEASE QUOTE REFERENCE NO: 5703a

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 and that children should not attend.

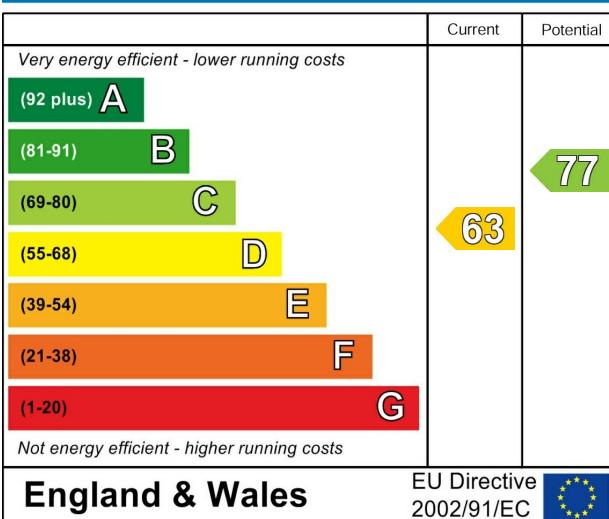
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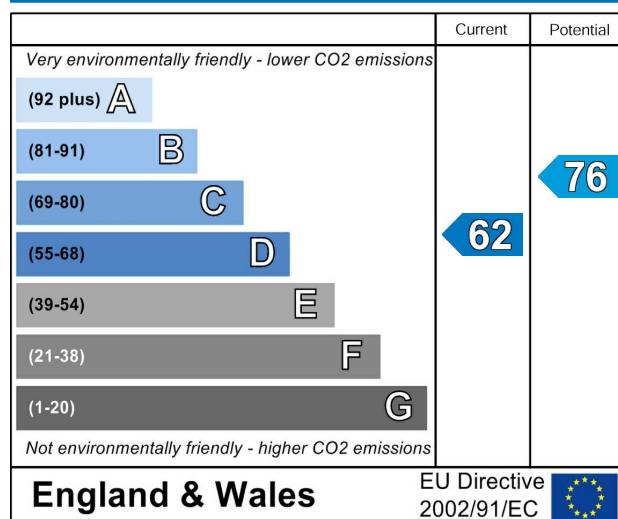
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Energy Efficiency Rating



Environmental Impact (CO₂) Rating



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