

# RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

**61 CASTLE SQUARE NEWCASTLE UPON TYNE TYNE & WEAR NE27 0AZ**



- THREE BEDROOMS
- LOVELY COUNTRYSIDE FEEL
- GCH/DG
- CLOSE TO NEWLY BUILT AMENITIES

- SEMI DETACHED
- LARGE ENCLOSED GARDEN
- EPC RATING C
- EXCELLENT TRANSPORT LINKS VIA A19

**Price £129,950**

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**\*\*IDEAL FAMILY HOME WITH AN EXTENSIVE GARDEN\*\*** a three bedroom semi detached house, The property is located in Backworth and surrounded by all amenities including shops, restaurants, schools and golf club which are in walking distance or just a short distance away. Transport links include easy access to the A19, Tyne Tunnel and A1. The Tyne. The property also benefits from passing cycle routes which soon take you into the surrounding countryside. Comprises off entrance lobby, lounge, kitchen diner to the rear with double glazed patio doors, first floor landing, three bedrooms, bathroom. To the rear there is a large enclosed garden which is mainly laid to lawn, with raised decking and paved patio. No Upper Chain.

## GROUND FLOOR

### LOBBY

Entered via a double glazed door, radiator.

### LOUNGE

12'8 x 15' (3.86m x 4.57m)

Double glazed window, radiator. understairs storage cupboard.



### KITCHEN DINER

17'11 x 9'6 (5.46m x 2.90m)

### DINING AREA

Double glazed patio doors to the rear, radiator, tiled floor, downlights to the ceiling.





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## KITCHEN

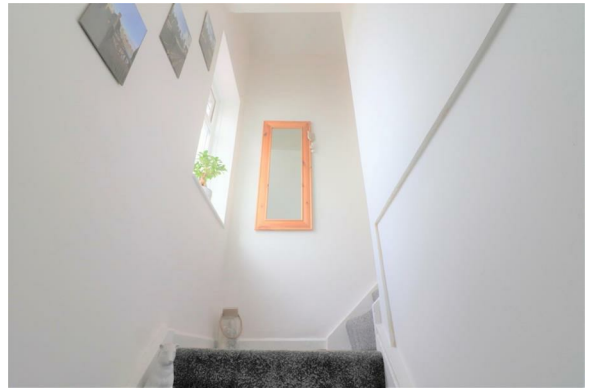
Range of white high gloss wall, base, drawer and larder units with work surface, freestanding gas double oven with extractor hood above, tiled splash back, double glazed window, tiled floor, downlights to the ceiling, sink with mixer tap.



## FIRST FLOOR

### LANDING

Double glazed window to the side, access to the loft via pull down ladders.



### MASTER BEDROOM

12'1 x 9'2 (3.68m x 2.79m)

Double glazed window, radiator, storage cupboard to one alcove.



### BEDROOM TWO

8'3 x 8'11 (2.51m x 2.72m)

Double glazed window and radiator.



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## BEDROOM THREE

7'4 x 9'2 (2.24m x 2.79m)

Double glazed window and radiator.



## BATHROOM

with pea shape shower bath with over head shower fitment and additional hand held, shower screen, low level wc, pedestal wash hand basin, heated ladder towel rail, tiled walls with wall to wall mirror, tiled floor, mirrored wall hung bathroom cabinet.



## EXTERNAL

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## REAR

Large enclosed garden with paved patio, two steps down to the lawn, gravel and conifers to the side, gravelled area to the bottom and corner raised decking, two outside storage areas. Garden 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.

## PLEASE NOTE

We are required under the Estate Agents Act 1979, and the Provision of Information Regulations 1991, to point out the client we are acting for on the sale of this property is a "connected person" as defined by that Act.

## 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

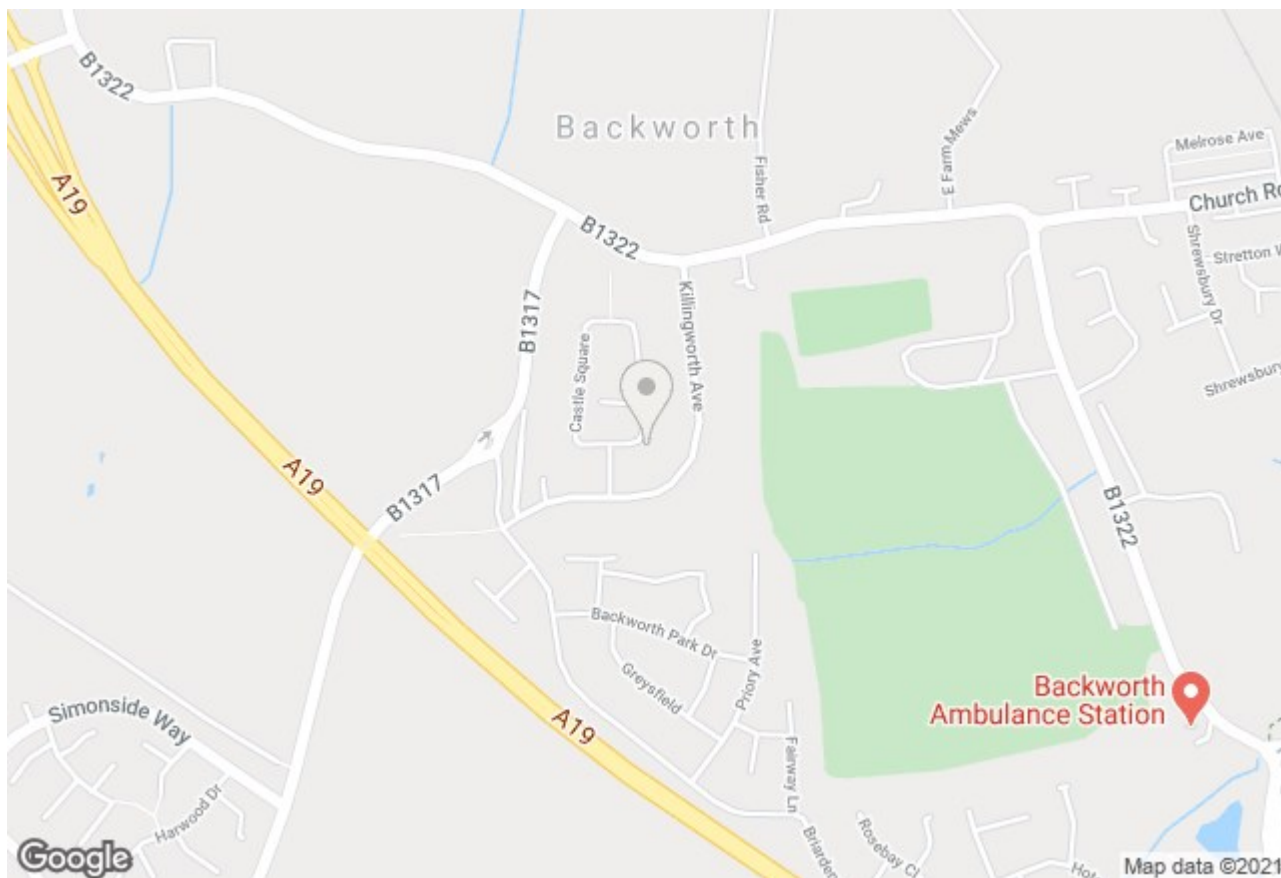
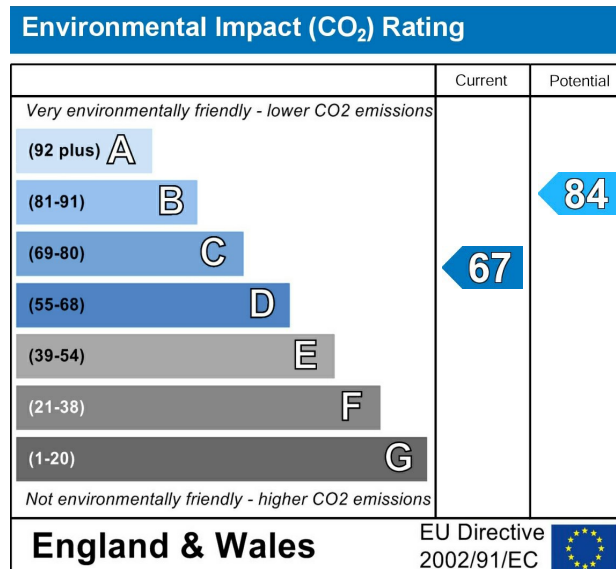
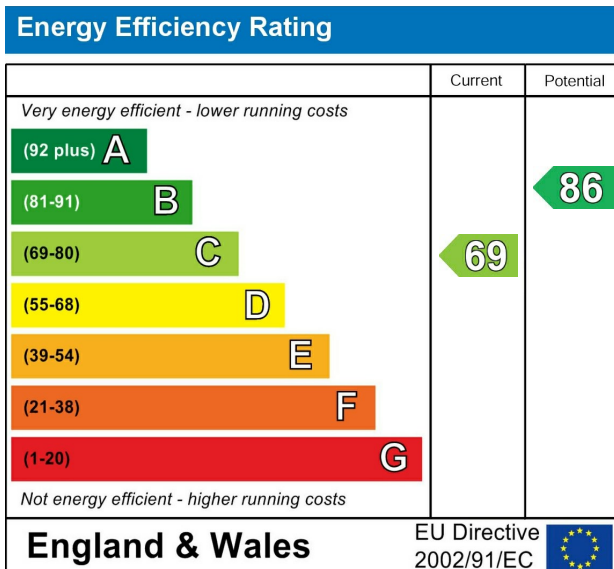
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PLEASE QUOTE REFERENCE NO:







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