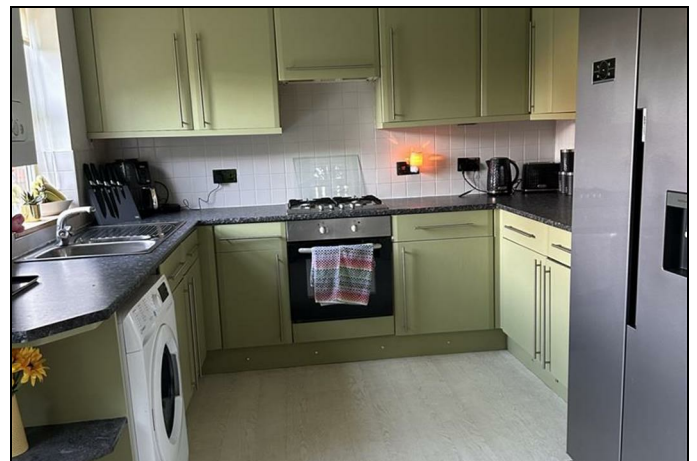


# RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

18 CHELTENHAM COURT ASHINGTON NORTHUMBERLAND NE63 8NF



- DOUBLE DRIVE
- SEMI DETACHED HOUSE
- EPC RATING TBC

- THREE BEDROOMS
- CUL-DE-SAC LOCATION
- COUNCIL TAX BAND C

**Reduced To £184,950**

# 18 CHELTENHAM COURT ASHINGTON NORTHUMBERLAND NE63 8NF

**\*\*WELL PRESENTED\*\*** three-bedroom, semi-detached home, in the ever so popular Cheltenham Court in Ashington. Situated close to local amenities such as shops, supermarkets, pubs, restaurants, and schooling for all ages. Benefits from gas central heating, double glazing, also benefits from off street parking for two cars. The property is positioned in a residential cul-de-sac. Comprises of, entrance hall, downstairs wc, breakfasting kitchen, lounge, conservatory. First floor landing, three bedrooms master with en-suite shower room, bathroom. Externally there is gardens to front side and rear, double drive providing off street parking.

## GROUND FLOOR

### ENTRANCE HALL

Entered via a double glazed door, radiator, storage cupboard.



### DOWNSTAIRS WC/CLOAKS

Low level wc, wash hand basin, radiator, tiled walls and floor.



### BREAKFASTING KITCHEN

10' x 15'2 (3.05m x 4.62m)

Three double glazed windows, radiator, range of wall, base and drawer units with work tops, electric oven, hob with extractor above, one and half bowl sink unit with drainer and mixer tap, tiled splash back.



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## LOUNGE

10'11 x 15'2 (3.33m x 4.62m)

Double glazed window, double glazed French doors, coving, radiator.



## CONSERVATORY

9'7 x 13'11 (2.92m x 4.24m)

Double glazed windows, double glazed French door, tiled floor with under floor heating.



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## FIRST FLOOR LANDING



## MASTER BEDROOM

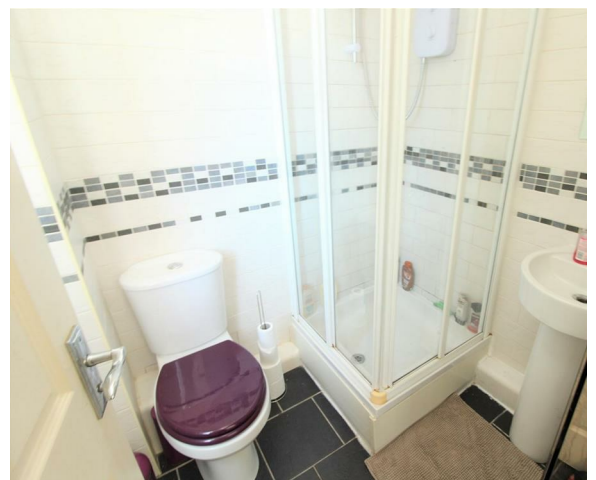
11' x 9'4 (3.35m x 2.84m)

Double glazed window, radiator, shelving.



## EN-SUITE

Shower cubicle, low level wc, wash hand basin, radiator, tiled floor and walls.



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## BEDROOM TWO

10'1 x 8'9 (3.07m x 2.67m)

Double glazed window, radiator, access to the loft.



## BEDROOM THREE

6'6 x 12'9 (1.98m x 3.89m)

Double glazed window, radiator, storage cupboard.



## BATHROOM

6'6 x 8'6 (1.98m x 2.59m)

bath with hand held shower attachment, low level wc, wash hand basin, heated ladder towel rail, double glazed window, tiled floor and walls.



## EXTERNALLY

# 18 CHELTENHAM COURT ASHINGTON NORTHUMBERLAND NE63 8NF

## FRONT

Grassed garden to the front and double drive.



## SIDE

Paved to the side leading to the rear via a gate,

# 18 CHELTENHAM COURT ASHINGTON NORTHUMBERLAND NE63 8NF

## REAR

Enclosed garden to the rear which is paved.



# 18 CHELTENHAM COURT ASHINGTON NORTHUMBERLAND NE63 8NF

## FIELD VIEWS

Gate to the side field.



## 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

## FILE NUMBER

PLEASE QUOTE REFERENCE NO: 6261a



**MORTGAGE**

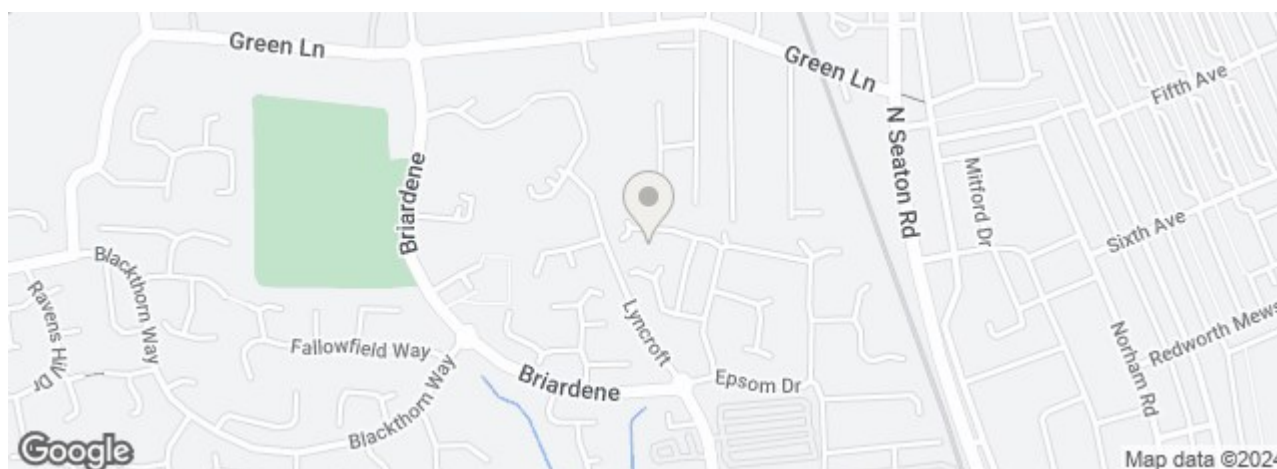
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# Energy Efficiency Rating

|   | Current          | Potential        |
|---|------------------|------------------|
| <p><i>Very energy efficient - lower running costs</i></p> <p><b>(92 plus) A</b></p> <p><b>(81-91) B</b></p> <p><b>(69-80) C</b></p> <p><b>(55-68) D</b></p> <p><b>(39-54) E</b></p> <p><b>(21-38) F</b></p> | <p><b>74</b></p> | <p><b>87</b></p> |



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