

RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

8 WINDMILL HILL ELLINGTON NORTHUMBERLAND NE61 5HU



- SET ON A LARGER SIZE PLOT
- DETACHED BUNGALOW
- NO ONWARD CHAIN
- COUNCIL TAX BAND C

- THREE BEDROOMS
- THREE RECEPTION ROOMS
- EPC RATING D
- POPULAR LOCATION

Price £265,000

8 WINDMILL HILL ELLINGTON NORTHUMBERLAND NE61 5HU

****SET ON A LARGER SIZE PLOT**** a three bedroom extended detached bungalow. The property is situated in the ever so popular Ellington Village, with excellent transport links along the beautiful coastal routes. The property benefits from gas central heating, double glazing and also benefits from being sold with NO ONWARD CHAIN. Comprises of a entrance porch, hall, lounge, dining room, sun room, fitted kitchen, utility room, three bedrooms master with an en-suite shower room, bathroom. Externally there is a paved drive to the front providing parking for several cars, DOUBLE GARAGE, lawnd area with shrubs, and there is a private rear garden.

GROUND FLOOR

PORCH

Entered via a double glazed door, double glazed windows.



HALWAY

Radiator, storage cupboard.



LOUNGE

14'1 x 10'11 (4.29m x 3.33m)

Double glazed floor length window, radiator, feature fire place.



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BEDROOM THREE

11'7 x 8'6 (3.53m x 2.59m)

Double glazed window, radiator.



BEDROOM TWO

11'7 x 12'7 (3.53m x 3.84m)

Double glazed window, radiator, fitted wardrobes.



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MASTER BEDROOM

11'8 x 12'6 (3.56m x 3.81m)

Double glazed window, radiator, great range of fitted wardrobes.



EN-SUITE

Walk in shower cubicle, wash hand basin, low level wc, double glazed window.



BATHROOM

Panelled bath, low level wc, wash hand basin, double glazed window, tiled walls, chrome heated towel rail.



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KITCHEN

8'9 x 11'5 (2.67m x 3.48m)

With a range of wall, base and drawer units and worktops, sink with drainer and mixer tap, tiled walls, built in oven, built in four ring gas hob with extractor fan above, laminate flooring, door through to the utility room.



UTILITY ROOM

Range of units with work tops, Plumbed for washing machine, doors leading to the sunroom, door leading to the rear garden.

DINING ROOM

12' x 11'9 (3.66m x 3.58m)

Radiator, doors leading to the sunroom.



SUN ROOM

9'7 x 16'9 (2.92m x 5.11m)

With a range of double glazed windows overlooking the private garden, double glazed door to the garden.



EXTERNALLY

FRONT

Paved drive to the front providing off street parking, lawn and shrubs.

DOUBLE GARAGE

Each having electric roller doors, power and lighting, doors leading to the garden.

ENCLOSED GARDEN

Rear garden is paved, apple trees, shrubs and lawn, greenhouse, access to the front via the side of the property.

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.

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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

STANDARD INFORMATION

These particulars are produced in good faith, and are set out as a general guide only, they do not constitute part or all of an offer or contract.

The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. No apparatus, equipment, fixtures, fittings or services have been tested and it is the buyer's responsibility to seek confirmation as to the working condition of any appliances.

As the agent we have not sought to verify the legal title of the property and verification must be obtained from a solicitor.

Fixtures and fittings that are specifically mentioned in these particulars are included in the sale, all others in the property are specifically excluded.

Photographs are produced for general information and it must not be inferred that any item is included for sale within the property.

MORTGAGE

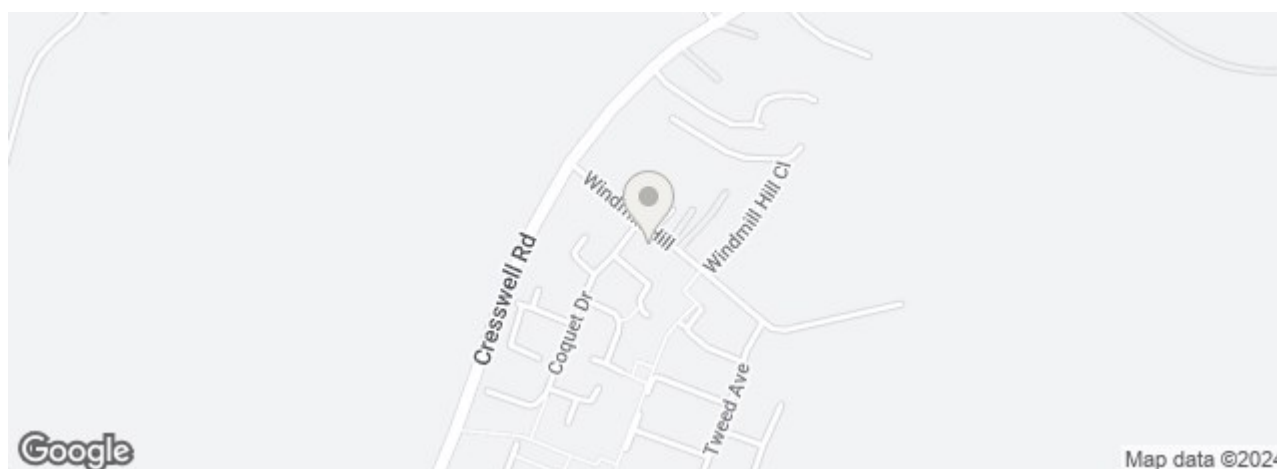
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PLEASE NOTE:

Your home may be repossessed if you do not keep up repayments on your mortgage.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	61	
(39-54) E		
(21-38) F		



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