

# RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

**14 CHILTERN CLOSE WANSBECK MANOR ASHINGTON NE63 0HZ**



- FOUR BEDROOMS
- POPULAR RESIDENTIAL LOCATION
- DOUBLE DRIVE
- COUNCIL TAX BAND D

- SPACIOUS DETACHED HOUSE
- MODERN KITCHEN
- EPC RATING C
- GAS HEATING / D. GLAZING

**Offers Over £255,000**

# 14 CHILTERN CLOSE WANSBECK MANOR ASHINGTON NE63 0HZ

**\*\* STUNNING FOUR BEDROOM DETACHED FAMILY HOME\*\*** located on Chiltern Close, Wansbeck Manor. The property has been maintained and upgraded to a good standard and also boasts a large rear garden. Benefitting from gas central heating and double glazing. Comprises of, entrance lobby entered via a double glazed door, lounge with a double glazed bay window, dining room with French doors leading to the conservatory, modern fitted kitchen, side lobby, downstairs wc. First floor landing, four bedrooms, master with an en-suite shower room, family bathroom. Externally there is a garden and double drive to the front, single car garage and enclosed rear garden.

## GROUND FLOOR

### ENTRANCE LOBBY

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

### LOUNGE

*12'8 x 17' (3.86m x 5.18m)*

Double glazed bay window, two radiators, coving, fire surround with gas living flame fire, Canadian Cedar internal door, hardwood laminte flooring, arch through to:



### DINING ROOM

Double glazed French doors, radiator, coving, Canadian Cedar internal door. Hardwood laminate flooring.



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## CONSERVATORY

10'1 x 11'9 (3.07m x 3.58m)

Double glazed windows, double glazed French doors, laminate flooring.



## FITTED KITCHEN

11'11 x 9'4 (3.63m x 2.84m)

With an excellent range of contemporary high gloss soft close wall, base and drawer units with complimenting work tops and upsatnds, integrated dishwasher, built in oven, built in hob with a modern Caple extractor hood above, radiator, modern Tarkett flooring, door to a walk in larder with shelving, door to the garage.



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## ADDITIONAL KITCHEN AREA

Additional kitchen area with space for an American style fridge freezer with two larder units to each side with pull out drawers and additional storage above, double glazed window, modern Tarkett flooring.



## SIDE LOBBY/UTILITY AREA

Double glazed door, plumbed for washing machine, modern Tarkett flooring.

## GROUND FLOOR CLOAKS/W.C.

Low level wc., wash hand basin, double glazed window, modern Tarkett flooring.



## FIRST FLOOR

### LANDING

Access to a partially boarded loft via pull down ladders with lighting.

### MASTER BEDROOM

12' x 12'8 (3.66m x 3.86m)

Double glazed window, radiator, fitted wardrobes, feature recess shelf, Canadian Cedar internal door.



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## EN-SUITE SHOWER ROOM

Walk in corner shower cubicle, wash hand basin, low level wc, heated chrome towel rail, double glazed window, Canadian cedar internal door.



## BEDROOM TWO

9' x 11'8 (2.74m x 3.56m)

Double glazed window, radiator, fitted wardrobes, Canadian Cedar internal door.



## BEDROOM THREE

12'2 x 8' (3.71m x 2.44m)

Double glazed window, radiator, fitted wardrobes, feature recess shelf, Canadian Cedar internal door.



## BEDROOM FOUR

8'3 x 7'11 (2.51m x 2.41m)

Double glazed window, radiator, Canadian Cedar internal door.



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## BATHROOM

'P' shaped shower bath with shower over and shower screen, low level wc, wash hand basin, tiled walls, tiled floor, double glazed window, Canadian Cedar internal door.



## EXTERNALLY

### FRONT

Double paved drive, gated access along the side to leading to the rear with security lighting.



### GARAGE

Single garage with up and over door, power and lighting.



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## REAR GARDEN

Mainly laid to lawn, paved patio area, borders and shrubs, outside tap.



## 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: 6330a

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**MORTGAGE**

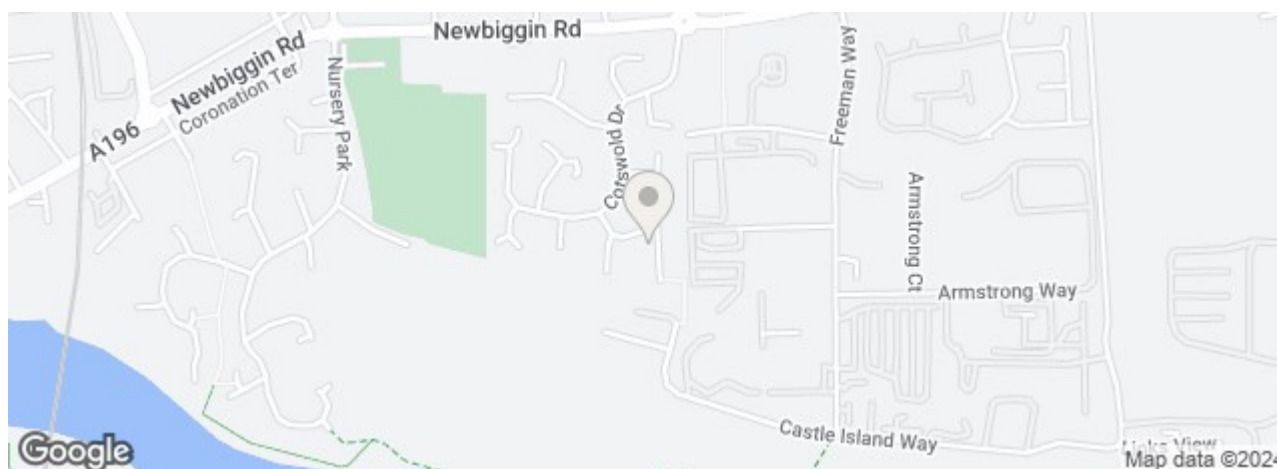
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# Energy Efficiency Rating

	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>70</b></p>	<p><b>80</b></p>



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