

RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

24 NEW MOOR CLOSE ASHINGTON NORTHUMBERLAND NE63 8RQ



- MODERN SEMI
- TASTEFULLY DECORATED
- TANDEM STYLE DRIVE
- COUNCIL TAX BAND C

- THREE BEDROOMS
- LOVELY GARDEN
- EPC RATING C
- NO ONWARD CHAIN

Offers Over £150,000

24 NEW MOOR CLOSE ASHINGTON NORTHUMBERLAND NE63 8RQ

**** WOULD MAKE A LOVELY FIRST TIME BUY OR FAMILY HOME****. We are delighted to offer to the market this three bedroom semi detached house, situated close to the A189 making easy commute to Newcastle city centre, Morpeth town centre and the coast. The property benefits from gas central heating, double glazing and also benefits from being sold with **NO ONWARD CHAIN**. Comprises of: entrance porch, downstairs wc, modern lounge, kitchen diner with double glazed French doors. Landing, three bedrooms two with fitted wardrobes, bathroom. Externally there is a small garden to the front, tandem style drive, enclosed garden to the rear.

PORCH

Double glazed window, radiator.



DOWNSTAIRS WC

Low level wc, wash hand basin, radiator.



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LOUNGE

14'4 x 15'8 (4.37m x 4.78m)

Double glazed window, radiator, modern fire surround with pebble effect electric fire inset.



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KITCHEN DINER

14'5 x 8'9 (4.39m x 2.67m)

Range of wall, drawer and base units with work tops, oven, hob with extractor fan above, radiator, sink with drainer and mixer tap, double glazed French doors to the garden, storage cupboard.



FIRST FLOOR

LANDING

Double glazed window, access to the loft.



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MASTER BEDROOM

8'2 x 13'7 (2.49m x 4.14m)

Double glazed window, radiator, fitted wardrobes.



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BEDROOM TWO

8'3 x 10'6 (2.51m x 3.20m)

Double glazed window, radiator, fitted wardrobes.



BEDROOM THREE

9'10 x 6'1 (3.00m x 1.85m)

Double glazed window, radiator, storage cupboard.



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BATHROOM

Bath with shower over, wash hand basin set in a vanity unit, low level wc, radiator, double glazed window, tiled splash back.



EXTERNALLY

FRONT

Small garden to the front.



DRIVE

Tandem style drive providing off street parking for two cars.



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REAR GARDEN

Enclosed garden with lawn, paved patio area, shrubs and borders.



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: 6337a

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		88
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		



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