





- 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

\*\* 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.



#### **LOUNGE**

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

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









#### **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.



### **MASTER BEDROOM**

 $8'2 \times 13'7 (2.49m \times 4.14m)$  Double glazed window, radiator, fitted wardrobes.







### **BEDROOM TWO**

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

Double glazed window, radiator, fitted wardrobes.









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

Double glazed window, radiator, storage cupboard.



#### **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.



#### **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**

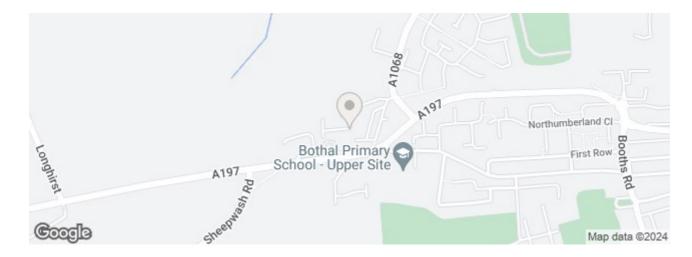
PLEASE QUOTE REFERENCE NO: 6337a

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# **Energy Efficiency Rating**

					Current	Potential
Very energy efficient - lower running costs						
(92 plus) <b>A</b>						<b>/</b> 00
(81-91)	В				57/1	88
(69-80)	C				74	
(55-68)		D				
(39-54)			E			
(21-38)			F	3		



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