

RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

**40 GLENDALE AVENUE WANSBECK ESTATE STAKEFORD
NORTHUMBERLAND NE62 5AN**



- IDEAL FOR 1ST TIME BUYER
- COUNCIL TAX BAND A
- REFITTED SHOWER ROOM

- DESIRABLE LOCATION
- EPC RATING D
- REFITTED KITCHEN

Offers In The Region Of £40,000

40 GLENDALE AVENUE WANSBECK ESTATE STAKEFORD NORTHUMBERLAND NE62 5AN

**A GREAT INVESTMENT/ 1st TIME BUYER - A well presented one bedroom flat, Ideally located situated in a desirable residential location close to Ashington Drive Shopping Parade. The property has double glazed windows and electric heating system, a refitted shower room and refitted kitchen.

ENTRANCE LOBBY

Double glazed door.

SHOWER ROOM/WC

5'10" x 5'1" (1.78m x 1.56m)

Ceiling spot lights, white suite comprising: close coupled WC, pedestal wash hand basin and shower cubicle with Gainsborough electric shower. Heated towel rail, UPVC double glazed window and panelled door.

LIVING ROOM

13'3" x 9'11" (4.06m x 3.03m)

UPVC double glazed window, night storage heater.

KITCHEN

11'0" x 5'3" (3.36m x 1.61m)

UPVC double glazed window, stainless steel single drainer sink unit, range of white fronted wall and floor storage units, electric hob with cooker hood, electric oven, plumbing for automatic washing machine.

BEDROOM

10'0" x 8'2" (3.06m x 2.5m)

Access to roof space, night storage heater, UPVC double glazed window.

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: 6305a

TENURE:

WE UNDERSTAND THE PROPERTY IS LEASHOLD. HOWEVER, WE ARE NOT QUALIFIED TO VERIFY THE TENURE ON ANY PROPERTY AND YOUR SOLICITOR SHOULD BE CONSULTED REGARDING THIS.

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.

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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D	66	
(39-54) E		
(21-38) F		



17/18 Laburnum Terrace, Ashington NE63 0JA Tel: 01670 812145 Fax: 01670 522765 Email: ashington@rickard.uk.com
 25 Newgate Street, Morpeth NE61 1AW Tel: 01670 513533 Fax: 01670 518398 Email: morpeth@rickard.uk.com
 6 Havelock Street, Blyth NE24 1AB Tel: 01670 356613 Fax: 01670 369155 Email: blyth@rickard.uk.com

