

RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

16 ELLESMERE GARDENS STAKEFORD NORTHUMBERLAND NE62 5TY



- DETACHED BUNGALOW
- TANDEM STYLE DRIVE
- COUNCIL TAX BAND C

- TWO DOUBLE BEDROOMS
- IDEALLY LOCATED
- EPC RAITING D

Price £185,000

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****SITUATED WITHIN WALKING DISTANCE TO THE WANSBECK RIVERSIDE PARK**** a two double bed roomed DETACHED BUNGALOW, ideally located for local amenities and transportation links. The property is being sold with NO ONWARD CHAIN. In need of some updating. Comprises of, lobby, hallway, spacious lounge, breakfasting kitchen, dining room, shower room, two bedrooms, additional wc. tandem style drive to the front, garden to the front and the rear, single garage.

GROUND FLOOR

LOBBY

Entered via a double glazed door.

HALLWAY

Laminate flooring, double storage cupboard.

LOUNGE

20'10 x 14' (6.35m x 4.27m)

Spacious lounge with a floor to ceiling double glazed window.

BREAKFASTING KITCHEN

8'8 x 14'11 (2.64m x 4.55m)

Range of wall, drawer and base units with work tops, sink with drainer and mixer tap, plumbed for washing machine, double glazed window, door to the side.



SIDE LOBBY

Double glazed door to the front, double glazed door to the rear.

DINING ROOM

8'9 x 9'11 (2.67m x 3.02m)

Double glazed window.

MASTER BEDROOM

11'4 x 14'10 (3.45m x 4.52m)

Double glazed window, storage cupboard, low level wc, sliding door to the low level wc and wash hand basin.

BEDROOM TWO

11'9 x 9'6 (3.58m x 2.90m)

Double glazed window, fitted wardrobes.

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SHOWER ROOM

Shower cubicle, wc and wash hand basin set in vanity units with ample storage under, double glazed window, access to the loft.



EXTERNALLY

FRONT

Garden to the front.



DRIVE AND GARAGE

Tandem style drive providing off street parking for several cars. Single garage with an up and over door.



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REAR

Enclosed mature garden to the rear.



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.

MATERIAL INFORMATION ASHINGTON

Material information is no substitute for professional advice, and consumers should be aware that the information collected may not accurately reflect the full extent of the property condition which would be covered through a home survey.

Efforts have been made to ascertain as much information as possible with regards to material information but this information is not exhaustive and cannot be fully relied upon, purchasers will need to seek further clarification from their legal advisor.

Electricity Supply - Mains

Water Supply - Mains

Sewerage Supply - Mains

Heating - Electric

Broadband - Available - Including Ultrafast broadband. (Ofcom Broadband checker March 2024)

<https://checker.ofcom.org.uk/en-gb/broadband-coverage#pc=ne625ty&uprn=100110667329>

Flood Risk - River and Sea - Low Risk.

Planning Permission - There are currently no planning permission for 16 Ellesmere Gardens

<https://publicaccess.northumberland.gov.uk/online-applications/simpleSearchResults.do?action=firstPage>

Coalfield & Mining Areas - The Coal Authority indicate that this property is located on coalfield. Your legal advisor will be able to advise you of any implications of this.

There has been no failed transactions on the property.

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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

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.

VIEWING

BY APPOINTMENT WITH OUR ASHINGTON OFFICE (01670) 812145/ashington@rickard.uk.com

FILE NUMBER

PLEASE QUOTE REFERENCE NO: 6375a

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	58	
(39-54) E		
(21-38) F		



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