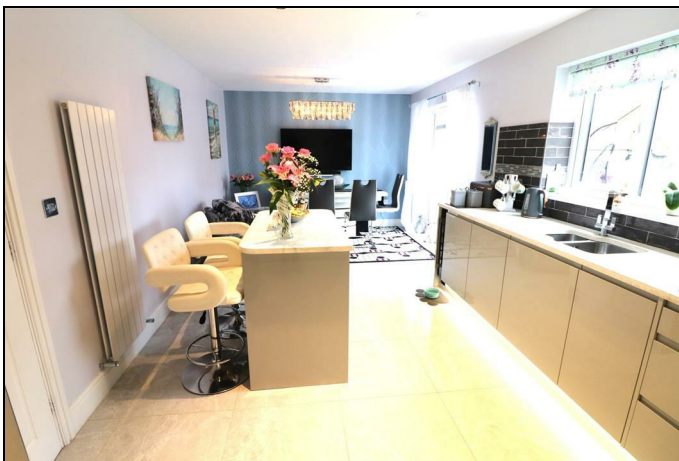


RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

**23 BELFRY CLOSE SEATON VALE ASHINGTON NORTHUMBERLAND NE63
9GF**



- FIVE GOOD SIZED BEDROOMS
- MODERN INTERIOR
- COUNCIL TAX BAND D
- ESSENTIAL VIEWING

- DETACHED HOUSE
- DOUBLE DRIVE/GARAGE
- EPC RATING C

Offers Over £275,000

23 BELFRY CLOSE SEATON VALE ASHINGTON NORTHUMBERLAND NE63 9GF

****POPULAR RESIDENTIAL LOCATION**** an impressive modern FIVE bedroom DETACHED HOUSE. The property is ideally situated on the ever so popular established Seaton Vale Estate. Benefits from gas central heating double glazing and briefly comprises of: Entrance hall entered via a double glazed door, modern lounge, Contemporary kitchen diner with an excellent range of high gloss units and complimenting marble work tops, freestanding centre island with additional storage under, marble flooring, utility room, ground floor WC. First floor landing with access to a partially boarded, a light and spacious master bedroom with a modern En- suite shower room, four further bedrooms, modern bathroom. Externally there is a lawned garden and double drive to the front, single garage, enclosed low maintenance garden to the rear with two decked patio areas, Astro turf and shrubs. Early internal inspection highly recommended to appreciate what this family home has to offer.

GROUND FLOOR

HALLWAY

Entered via a double glazed door, radiator, marble flooring, storage cupboard, coving.



LOUNGE

11'6" x 15'10" (3.51 x 4.84)

Double glazed window, radiator, contemporary wall hung electric fire, coving.



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SPACIOUS KITCHEN/ DINER

10'6" x 21'7" (3.22 x 6.6)

Fitted with an excellent range of high gloss modern wall, base and drawer units with complimenting marble work tops, freestanding centre island with under storage and marble complimenting work top, tiled splash back, one and half bowl sink with mixer tap, eye level oven, built in eyelevel microwave, gas hob with contemporary extractor hood above, contemporary vertical radiator, marble flooring, double glazed window, double glazed French doors to the garden, door to;



ADDITIONAL DINING AREA



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UTILITY ROOM

Base units with marble worktops, plumbed for washing machine and dishwasher, marble flooring.



GROUND FLOOR WC

Low level wc, wash hand basin, radiator, marble flooring.



FIRST FLOOR

LANDING

Access to a partially boarded out loft.



MASTER BEDROOM

11'6" x 14'6" (3.51 x 4.42)

Double glazed window, radiator, freestanding wardrobes.



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EN-SUITE

Shower cubicle, wash hand basin set in a vanity unit, low level wc, radiator, tiled splash back, tiled floor.



BEDROOM TWO

10'2" x 10'9" (3.12 x 3.29)

Double glazed window, radiator, storage cupboard.



BEDROOM THREE

9'6" x 11'7" (2.9 x 3.55)

Double glazed window, radiator, fitted wardrobes.



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BEDROOM FOUR

9'2" x 11'9" (2.8 x 3.6)

Double glazed window, radiator.



BEDROOM FIVE

5'2" x 7'8" (1.6 x 2.35)

Double glazed window, radiator, fitted sliding door wardrobes.



FAMILY BATHROOM

5'10" x 9'1" (1.79 x 2.78)

Double glazed window, bath, modern walk in shower with a waterfall shower attachment, low level wc, wash hand basin set in a vanity unit with storage, modern tiled splash back, tiled floor, radiator.



EXTERNALLY

FRONT

Lawned garden.



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REAR

Enclosed rear low maintenance garden with astro turf, two decked patio areas, shrubs.



DRIVE AND GARAGE

Double drive leading to the garage with an up and over door, power and lighting.

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 - Mains GCH

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

Flood Risk - River and Sea - Low Risk

There has been no failed transactions on the property, please contact us should you wish further information.

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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: 6377a

MORTGAGE

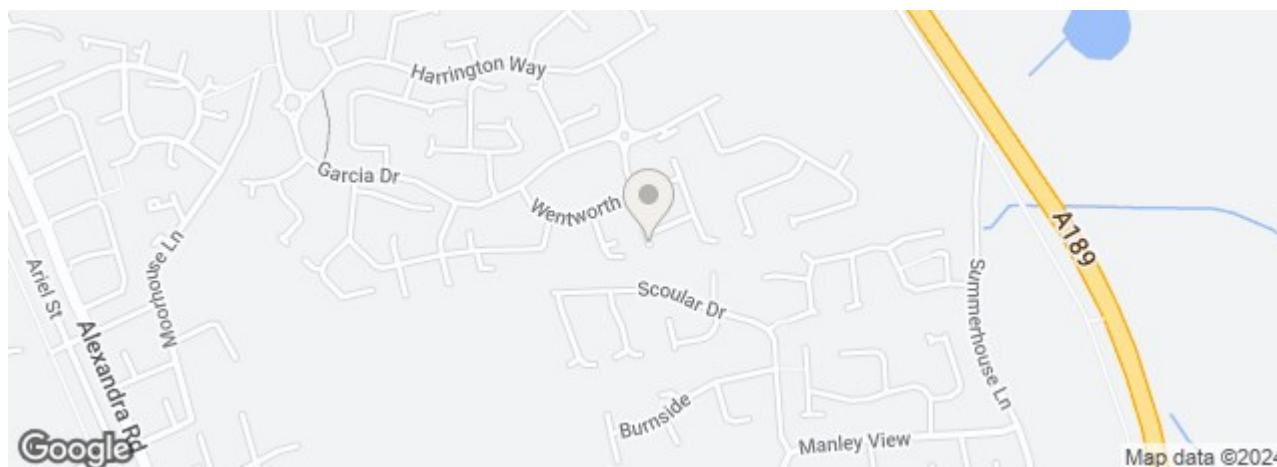
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Energy Efficiency Rating

	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p>	<p>75</p>	<p>86</p>



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