

# RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

4 CURLEW CLOSE ASHINGTON NE63 0DG



- FOUR BEDROOMS
- VIEWS OVER THE RIVER WANSBECK
- COUNCIL TAX BANDING D

- DETACHED HOUSE
- CUL-DE-SAC LOCATION
- EPC RATING D

**Offers Over £260,000**

# 4 CURLEW CLOSE ASHINGTON NE63 0DG

**\*\*SPACIOUS FAMILY HOME, SET IN A CUL-DE-SAC\*\*** four bedroom detached house with fabulous views over the RIVER WANSBECK. The property is situated on the ever so popular NURSERY PARK ESTATE. Benefits from double glazing and gas central heating. Comprises; entrance porch, lobby, light and spacious lounge, through to the dining room, conservatory, kitchen, side lobby, downstairs wc. First floor landing, four bedrooms, master having an en-suite shower room, family bathroom. Externally there are gardens to the front and rear, single drive leading to the attached garage.

## GROUND FLOOR

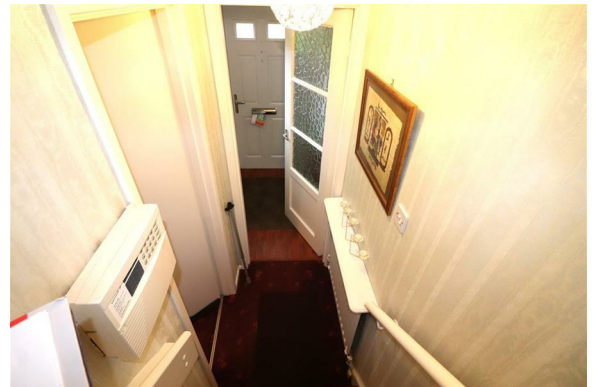
### PORCH

Entered via a double glazed door, radiator.



### LOBBY

Radiator and stairs up to the landing.



### LOUNGE

11'9 x 14'7 (3.58m x 4.45m)

Double glazed window, radiator, coving, dado rail.



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### DINING AREA

10'3 x 10'11 (3.12m x 3.33m)

Radiator, dado rail, coving, sliding door to;



### CONSERVATORY

Double glazed windows, radiator, tiled floor.



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## KITCHEN

10'1 x 13'3 (3.07m x 4.04m)

Double glazed window, range of wall, base and drawer units with work tops, sink with drainer and mixer tap, eye level oven, hob with larger style extractor hood above, combi boiler, downlights to the ceiling.

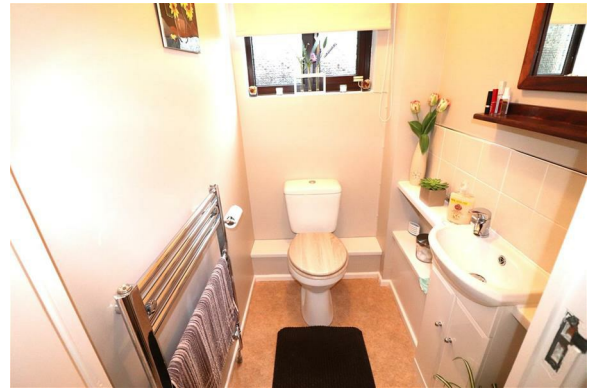


## SIDE LOBBY

Storage cupboard, door to the garage, laminate flooring.

## DOWNSTAIRS WC

Low level wc, wash hand basin, heated towel rail, double glazed window.



## FIRST FLOOR

### LANDING

Access to the loft which is partially boarded.

### MASTER BEDROOM

10'5 x 11'2 (3.18m x 3.40m)

Double glazed window, radiator, fitted wardrobes with sliding doors.



### EN-SUITE

Low level wc, wash hand basin, shower cubicle, heated towel rail, upvc cladding to the walls.



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## BEDROOM TWO

11'10 x 10'1 (3.61m x 3.07m)

Double glazed window, radiator, fitted wardrobes with sliding doors.



## BEDROOM THREE

9'11 x 9'5 (3.02m x 2.87m)

Double glazed window, radiator, fitted wardrobes with sliding doors.



## BEDROOM FOUR

7'2 x 11'5 (2.18m x 3.48m)

Double glazed window, radiator.



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## BATHROOM

Bath with shower over, wash hand basin, low level wc, storage cupboard, double glazed window, heated towel rail.



## EXTERNALLY

### FRONT

Drive and garden to the front, gated access to the rear via side elevation



### REAR

Enclosed garden which is laid to lawn with patio area, shrubs and borders and fantastic views over the river wansbeck.



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## IEWS OVER RIVER WANSBECK



## 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 - Standard broadband. (Ofcom Broadband checker April 2024)

Flood Risk - River and Sea - Very Low Flood Risk

Planning Permission - There are currently no planning permission for 4 Curlew Close

<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, please contact us should you wish further information.

# 4 CURLEW CLOSE ASHINGTON NE63 0DG

## **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 NO: 6389A

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**MORTGAGE**

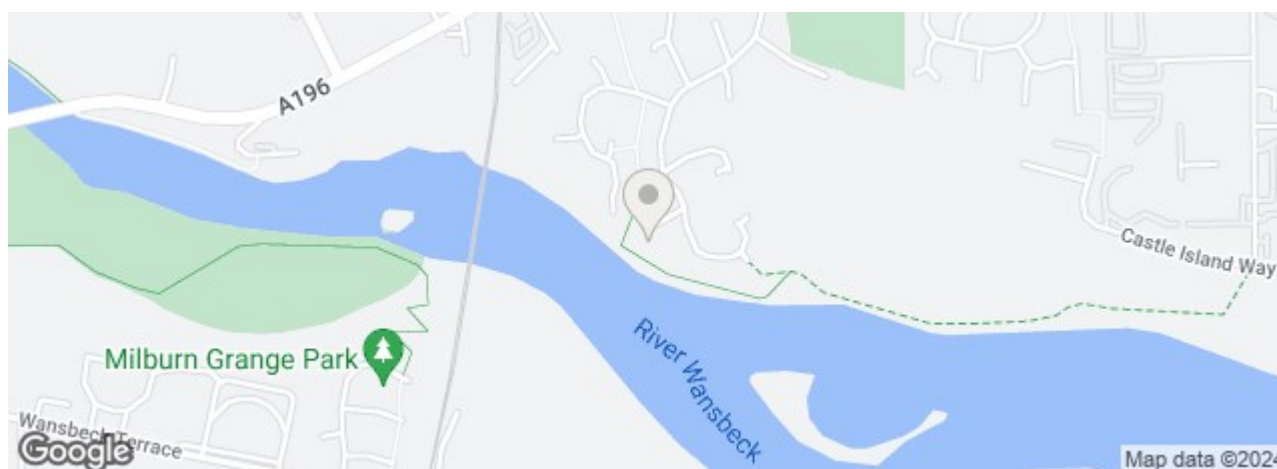
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# Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>79</b>
(69-80) <b>C</b>	<b>65</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		



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