

RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

**WHITE OAKS WOODHORN VILLAGE ASHINGTON NORTHUMBERLAND NE63
9XX**



- DETACHED BUNGALOW
- SPACIOUS
- EPC RATING E

- LOVELY OUTLOOK
- NO ONWARD CHAIN
- COUNCIL TAX BAND E

Offers Over £330,000

WHITE OAKS WOODHORN VILLAGE ASHINGTON NORTHUMBERLAND NE63 9XX

****SET ON A GENEROUS SIZE PLOT**** detached bungalow situated in the ever so popular semi rural Woodhorn Village. Close to the A189 Spine road making an easy commute to the coast or Newcastle city centre. The property benefits from oil heating, double glazing and mature pretty garden to the front. Being sold with NO ONWARD CHAIN. Comprises of; entrance porch, hall, spacious lounge through to the dining room, rear hallway leading to the rear porch, wc/cloak room, fitted breakfasting kitchen, two double bedrooms, additional bedroom/reception room, conservatory, modern bathroom. Externally there are large wrap around gardens, double garage, drive providing parking for several cars. Early internal inspection highly recommended.

PORCH

Entered via a double glazed door, double glazed window.



RECEPTION HALL

Radiator.

HALL

radiator, two storage cupboards, access to the loft.



WHITE OAKS WOODHORN VILLAGE ASHINGTON NORTHUMBERLAND NE63 9XX

LOUNGE

11'11" x 12'5" (3.63m x 3.78m)

Large double glazed window allowing lots of natural light flow through, radiator, coving.



DINING AREA

12'5" x 10' (3.78m x 3.05m)

Two double glazed windows, radiator, coving.



REAR LOBBY

Tiled floor, walk in pantry, double glazed door to the rear, door to the wc.

WC/CLOAKS

Two double glazed windows, heated ladder towel rail, wc and wash hand basin set in a vanity unit with storage, tiled walls and floor, door to the hall.



WHITE OAKS WOODHORN VILLAGE ASHINGTON NORTHUMBERLAND NE63 9XX

REAR PORCH

Double glazed windows, double glazed door to the garden.



KITCHEN

13' x 10'7 (3.96m x 3.23m)

Range of wall, base and drawer units with work tops, radiator, eye level oven, hob, walk in storage cupboard, one and half bowl sink with drainer and mixer tap, tiled floor, double glazed window, tiled walls.



BEDROOM ONE

12'2 x 12' (3.71m x 3.66m)

Double glazed window, radiator, fitted wardrobes, storage cupboard.



WHITE OAKS WOODHORN VILLAGE ASHINGTON NORTHUMBERLAND NE63 9XX

BEDROOM TWO

12'1 x 12'1 (3.68m x 3.68m)

Double glazed window, radiator, fitted wardrobes and drawers, storage cupboard.



BEDROOM THREE/RECEPTION ROOM

11'10 x 9'6 (3.61m x 2.90m)

Double glazed window, radiator, French doors to the:



CONSERVATORY

Tiled floor, radiator, double glazed windows, double glazed door to the garden.



WHITE OAKS WOODHORN VILLAGE ASHINGTON NORTHUMBERLAND NE63 9XX

BATHROOM

Modern bathroom comprises of; freestanding roll top bath, walk in shower cubicle, wc and wash hand basin set in a vanity storage unit, two double glazed windows, heated ladder towel rail, tiled floor and walls, downlights to the ceiling.



EXTERNALLY

WHITE OAKS WOODHORN VILLAGE ASHINGTON NORTHUMBERLAND NE63 9XX

FRONT

Pretty matured garden with flowers, shrubs and lawned garden, tandem style drive leading to the double garage.



SIDE

Access to the rear via side gardens.



WHITE OAKS WOODHORN VILLAGE ASHINGTON NORTHUMBERLAND NE63 9XX

REAR GARDEN

Paved garden to the rear, trees, shrubs, green house.



ADDITIONAL IMAGE



DOUBLE GARAGE

Double garage with up and over door, door to the rear garden.



VIEWING

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

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

**WHITE OAKS WOODHORN VILLAGE ASHINGTON NORTHUMBERLAND NE63
9XX**

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.

FILE NUMBER

PLEASE QUOTE REFERENCE NO: 6245a

MORTGAGE

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.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		77
(69-80) C		
(55-68) D	53	
(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

