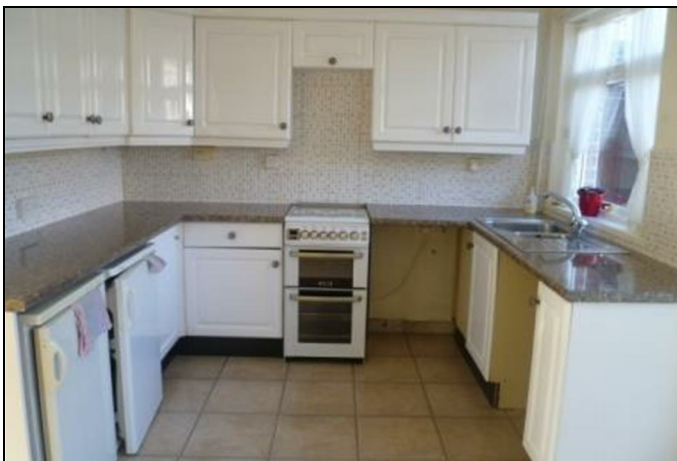


# RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

**45 WINCHESTER CLOSE NORTH SEATON ASHINGTON NORTHUMBERLAND  
NE63 9QJ**



- End link house
- Fitted kitchen/breakfast room
- being Sold with tenant in Situ

- 3 bedrooms
- EPC Rating D
- Council tax band A

**Offers Over £85,000**

# 45 WINCHESTER CLOSE NORTH SEATON ASHINGTON NORTHUMBERLAND NE63 9QJ

A well presented THREE BEDROOM end link house with attractive gardens to front and rear.

The accommodation has Upvc double glazing and combi gas central heating. Entrance Lobby and Hall, Rear lobby with cloaks/ w.c. off. Lounge with feature fireplace, well fitted breakfasting kitchen with appliances, fitted wardrobes to one of the bedrooms and the refurbished bathroom has a white corner suite with over bath shower. Well situated on this established residential estate. An ideal INVESTMENT, BEING SOLD WITH TENANT IN SITU, (currently paying £475 per cal month).

## GROUND FLOOR

### ENTRANCE LOBBY & HALL

uPVC double glazed entrance door with side pane, door to the Hall with radiator and stairs to first floor, door to rear lobby.

### REAR LOBBY

With separate w.c. off. uPVC double glazed door to the rear garden

### CLOAKS/W.C.

White suite comprising close coupled w.c. and pedestal wash hand basin. Walls and ceiling pvc panelled,

### FRONT LOUNGE

12'4 x 12'5 (3.76m x 3.78m)

Attractive feature fireplace with electric fire, dado rail, radiator, Upvc double glazed window, arched opening to:-

### OPEN PLAN KITCHEN/DINER

13'7 x 9'5 (4.14m x 2.87m)

### DINING AREA

Radiator, patio doors to the rear garden, open plan to:-

### KITCHEN

Fitted range of white high gloss finish floor, drawer and wall units with roll edge work tops, under bench fridge and freezer, slot in cooker, one and a half bowl single drainer stainless steel sink unit, plumbing for automatic washer, radiator, part tiled, tiled floor, Upvc double glazed window to rear.

## FIRST FLOOR

### LANDING

Built in cupboard with "Vaillant" combi gas central heating boiler

### BEDROOM 1

11'8 x 11'3 (3.56m x 3.43m)

Fitted tinted mirror sliding door double wardrobe, double radiator, uPVC double glazed window to front.

### BEDROOM 2

11'11 x 8'8 (3.63m x 2.64m)

Plus fitted wardrobes to one wall, built in cupboard, radiator, uPVC double glazed window to rear.

### BEDROOM 3

8'6 x 8'1 (2.59m x 2.46m)

Radiator, uPVC double glazed window to front.

### BATHROOM/W.C.

White corner bath with over bath combi shower and screen fitted, wash hand basin in vanity unit and close coupled w.c., rack radiator, pvc panelled walls and ceiling, spot lighting, uPVC double glazed window to rear.

### EXTERNAL

Very attractively laid out well tended lawned gardens with mature planted borders to both the front and rear elevations Brick shed at the rear.

### FRONT GARDEN

### REAR GARDEN

### 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

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# 45 WINCHESTER CLOSE NORTH SEATON ASHINGTON NORTHUMBERLAND NE63 9QJ

## 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.

## 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 Superfast broadband. (Ofcom Broadband checker May 2024)

Flood Risk - River and Sea - Low Risk

Planning Permission - There are currently no planning permission for 45 Winchester Avenue

<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.

## 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.

## VIEWING

BY APPOINTMENT WITH OUR ASHINGTON OFFICE (01670) 812145/ashington@rickard.uk.com. FILE NO. 6405A

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MORTGAGE

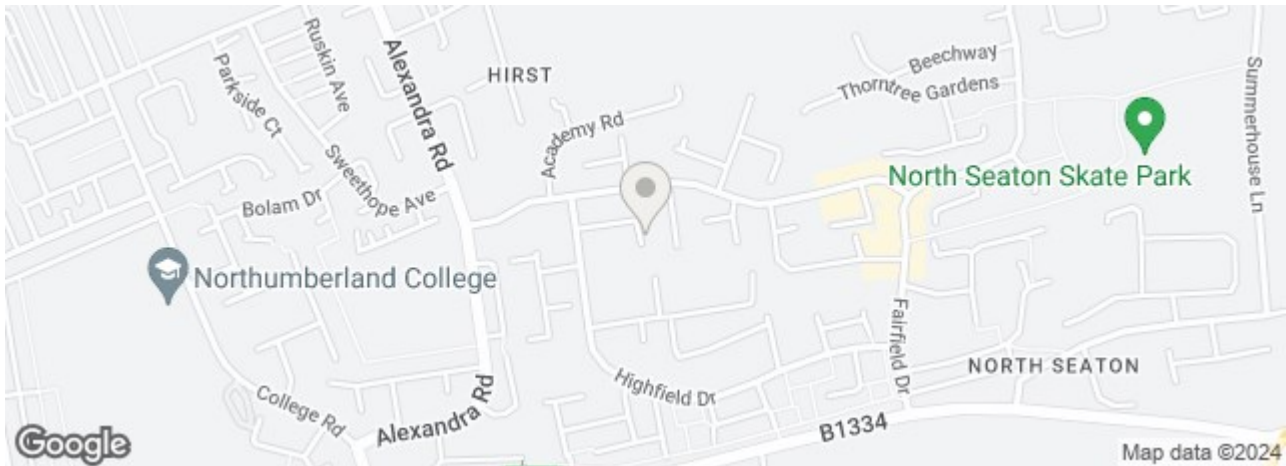
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# Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		



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