

RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

**14 WALTON HEATH WAY MEADOW VALE ASHINGTON NORTHUMBERLAND
NE63 9ED**



- MODERN DETACHED HOUSE
- NO ONWARD CHAIN
- COUNCIL TAX BAND C

- THREE BEDROOMS
- INTEGRATED APPLIANCES
- EPC RATING B

Offers Over £220,000

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****MODERN FAMILY HOME**** a three bedroom detached house, situated on the modern Meadow Vale Estate. Ideally located for Ashington town centre with excellent transportation links. The property benefits from gas central heating, double glazing and also benefits from being sold with NO ONWARD CHAIN. Comprises of, hall, downstairs wc/cloak room, modern lounge, kitchen diner with INTEGRATED APPLIANCES, utility room. First floor landing, three bedrooms master with an en-suit shower room, family modern bathroom. Externally there is a garden to the front and rear, drive and single detached garage.

GROUND FLOOR

HALL

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



DOWNSTAIRS WC/CLOAK ROOM

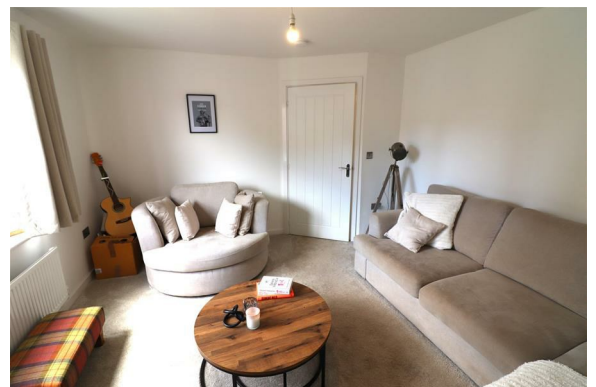
Low level wc, wash hand basin, radiator, laminate flooring.



LOUNGE

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

Double glazed window, radiator.



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KITCHEN DINER

9'2 x 17'10 (2.79m x 5.44m)

Two double glazed windows, double glazed French doors to the garden, laminate flooring, range of modern high gloss wall, drawer and floor units with complimenting work tops and upstands, electric oven, four ring gas hob with an extractor hood above, integrated fridge freezer, integrated dish washer, radiator.



ADDITIONAL IMAGE



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UTILITY ROOM

Wall and base unit, plumbed for washing machine, radiator, double glazed window, laminate flooring.



FIRST FLOOR

LANDING

Double glazed window, two storage cupboards, access to the loft.

MASTER BEDROOM

11'2 x 12'11 (3.40m x 3.94m)

Double glazed window, radiator.



EN-SUITE

Shower cubicle, low level wc, wash hand basin, laminate flooring, radiator, double glazed window.



BEDROOM TWO

9'11 x 9'3 (3.02m x 2.82m)

Double glazed window, radiator.



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BEDROOM THREE

9'9 x 8'6 (2.97m x 2.59m)

Double glazed window, radiator.



BATHROOM

6' x 6'11 (1.83m x 2.11m)

Double glazed window, bath, low level wc, wash hand basin, radiator, laminate flooring, tiled splash back.



EXTERNALLY

FRONT

Lawned garden to the front, access to the rear via a wooden gate.



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REAR

Lawned garden to the rear, gated access to the garage.



DETACHED GARAGE

Single garage with up and over door.

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.

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.

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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 June 2024)

Flood Risk - River and Sea - Low Risk

Planning Permission - There are currently no planning permission for 14 Walton Heath way

<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.

VIEWING

BY APPOINTMENT WITH OUR ASHINGTON OFFICE (01670) 812145/ashington@rickard.uk.com. FILE NO: 6418A

MORTGAGE

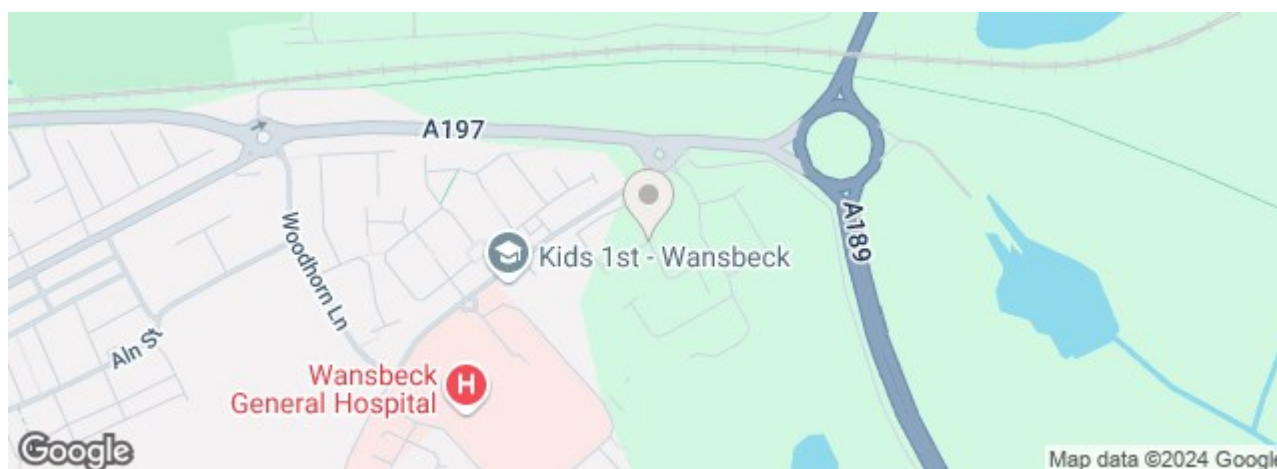
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PLEASE NOTE:

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		95
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		



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