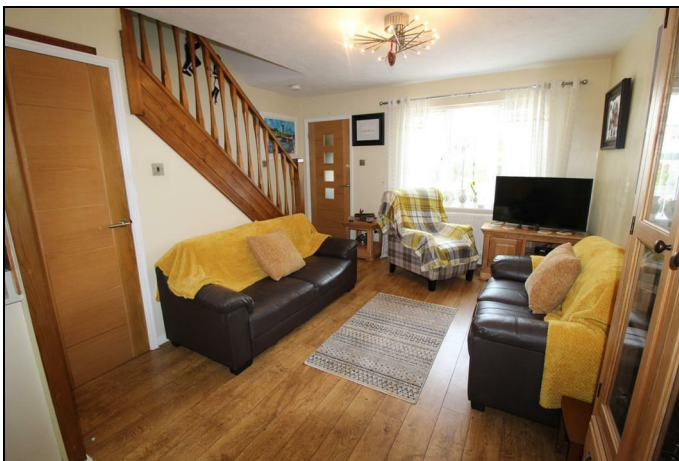


RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

38 CHIRTON DENE QUAYS BRITANNIA WHARF NORTH SHIELDS NE29 6YW



- SOUGHT AFTER LOCATION
- NEXT TO THE MARINA
- COUNCIL TAX BAND B

- THREE BEDROOMS
- OFF STREET PARKING
- EPC RATING C

Offers Over £190,000

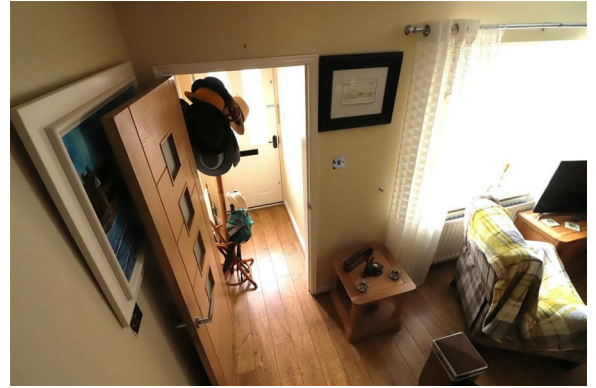
38 CHIRTON DENE QUAYS BRITANNIA WHARF NORTH SHIELDS NE29 6YW

****SOUGHT AFTER LOCATION****a three bedroom family home perfectly positioned for the Royal Quays Marina on the ever so popular Britannia Wharf. The property is within walking distance to the Royal Quays Retail outlet and an easy commute to the A19 for the Tyne Tunnel. Benefits from gas central heating and double glazing. Comprises of an entrance porch entered via a double glazed door, lounge with an open plan staircase, kitchen diner with ample units and complimenting quartz work tops, double glazed French doors leading to the rear. First floor landing, three bedrooms master having wall to wall fitted wardrobes, traditional style family bathroom with a freestanding roll top bath with claw feet. Externally there is a tandem style drive to the front with an archway leading to the rear via a gate, enclosed low maintenance garden to the rear. Early internal inspection highly recommended.

GROUND FLOOR

PORCH

Entered via a double glazed door, radiator.



LOUNGE

12'10 x 13'1 (3.91m x 3.99m)

Double glazed window, radiator, understair storage cupboard, laminate flooring, open stairs.



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KITCHEN DINER

12'11 x 8'2 (3.94m x 2.49m)

Double glazed window, range of modern wall, base and drawer units with complimenting Quartz work tops, plumbed for washing machine, electric built in oven, four ring gas hob with extractor hood above, laminate flooring, integrated fridge, double glazed French doors leading out to the garden.



DINING AREA



FIRST FLOOR LANDING

Access to the boarded loft via loft pull down ladders, with lighting.



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MASTER BEDROOM

8'10 to fitted drobes x 10'10 (2.69m to fitted drobes x 3.30m)

Double glazed window, radiator, wall to wall modern fitted wardrobes, laminate flooring.



BEDROOM TWO

11'1 x 10'6 (3.38m x 3.20m)

Double glazed window, radiator, laminate flooring.



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BEDROOM THREE

7'10 x 9'4 (2.39m x 2.84m)

Double glazed window, radiator, laminate flooring, over stairs storage cupboard.



FAMILY BATHROOM

8'3 x 6'1 (2.51m x 1.85m)

Double glazed window, traditional style freestanding roll top bath with claw feet and waterfall shower attachment over, low level wc, wash hand basin set in a vanity unit, laminate flooring, heated towel rail, upvc cladding to the ceiling with downlights.



EXTERNALLY



38 CHIRTON DENE QUAYS BRITANNIA WHARF NORTH SHIELDS NE29 6YW

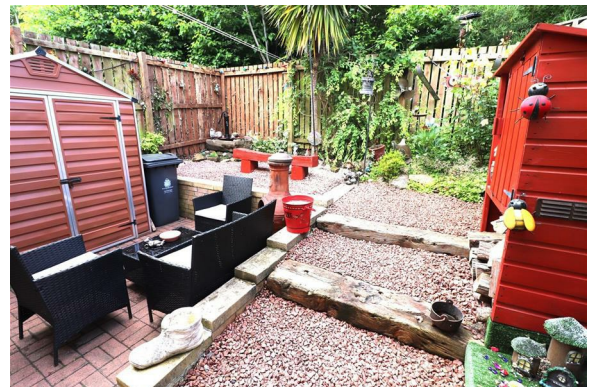
FRONT

Tandem style drive to the front with shrubs, archway leading to the rear via gated access.



REAR

Enclosed low maintenance garden with paved patio area, gravelled and shrubs.



38 CHIRTON DENE QUAYS BRITANNIA WHARF NORTH SHIELDS NE29 6YW

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 LEASEHOLD. 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.

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 for 38 Chirton Dene Quays

<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: 6421A

MORTGAGE

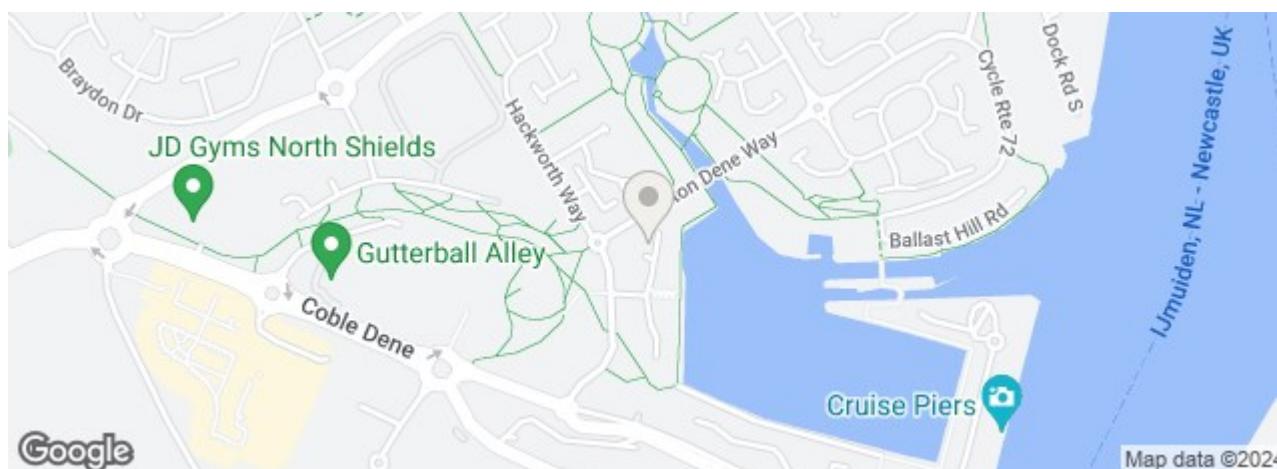
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PLEASE NOTE:

Your home may be repossessed if you do not keep up repayments on your mortgage.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		



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