

RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

**40 RINGWAY WANSBECK ESTATE STAKEFORD NORTHUMBERLAND NE62
5YW**



- LIGHT AND SPACIOUS FAMILY HOME
- COUNCIL TAX BAND D
- FOUR DOUBLE BEDROOMS
- EPC RATING D

- DETACHED HOUSE
- LARGE MATURE REAR GARDEN
- VIEWS OVER COUNTRYSIDE
- ESSENTIAL VIEWING

Price £270,000

40 RINGWAY WANSBECK ESTATE STAKEFORD NORTHUMBERLAND NE62 5YW

We are delighted to welcome to the market this FOUR bedroom DETACHED light and spacious family home, set on the ever so popular Ringway, WANSBECK ESTATE.

One of the highlights of this property are the lovely views over Wansbeck Riverside Park, providing a serene and peaceful backdrop to your everyday life. Additionally, the southerly facing mature garden offers a delightful outdoor space.

The property comprises of: Reception hall entered via a double glazed door, library/study area, ground floor cloaks/wc, light and spacious lounge with a log burning stove, kitchen/ diner with an excellent range of units with complimenting granite work tops and INTEGRATED APPLIANCES, conservatory, utility room. First floor light and spacious landing with picturesque views over to the Wansbeck Riverside park, four bedrooms, modern family bathroom. Externally, there is a low maintenance garden to the front, double drive, side access to the rear, garage with ample storage in the loft space, enclosed SOUTHERLY facing mature rear garden which is mainly laid to lawn with patio sitting area.

Early internal inspection is highly recommended for this property, as it offers a wonderful opportunity to own a spacious and well-maintained home in a desirable location.

GROUND FLOOR

RECEPTION HALLWAY

Entered via a double glazed door with double glazed windows to either side, radiator, laminate flooring, feature brick effect walls.



STUDY/LIBRARY

7'2 x 12'8 (2.18m x 3.86m)

Double glazed window, radiator, laminate flooring.



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GROUND FLOOR WC

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



LIGHT AND SPACIOUS LOUNGE

24' x 13' (7.32m x 3.96m)

Wall to wall double glazed window with lovely views, two radiators, log burning stove set on a tiled hearth, coving, large sliding door leading to the rear garden.



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ADDITIONAL LOUNGE IMAGE



KITCHEN DINER

18'8 x 10'6 (5.69m x 3.20m)

Double glazed window, radiator, an excellent range of modern wall, base and drawer units with complimenting Granite work tops, one and half bowl sink with drainer and mixer tap, eye level oven, hob with an extractor fan above, modern tiled splash back, integrated dishwasher, laminate flooring.



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ADDITIONAL IMAGE



CONSERVATORY

6' x 17'3 (1.83m x 5.26m)

Double glazed windows, double glazed French doors, tiled flooring, radiator.



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UTILITY ROOM

9'4 x 8'8 (2.84m x 2.64m)

Wall and base units with work tops, sink with drainer and mixer tap, plumbed for washing machine, tiled flooring, combi boiler.



FIRST FLOOR

LIGHT AND SPACIOUS LANDING

with a larger style double glazed window with stunning views over the river Wansbeck, radiator, coving.



WANSBECK RIVERSIDE PARK VIEWS



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BEDROOM ONE (DOUBLE)

10'10 x 12'5 (3.30m x 3.78m)

Double glazed window, radiator, coving.



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BEDROOM TWO (DOUBLE)

11'4 x 10' (3.45m x 3.05m)

Double glazed window, radiator, coving.



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BEDROOM THREE (DOUBLE)

11'4 x 9' (3.45m x 2.74m)

Double glazed window, radiator, coving.



BEDROOM FOUR (DOUBLE)

11'3 x 7'10 (3.43m x 2.39m)

Double glazed window, radiator, coving.



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FAMILY BATHROOM

6' x 7'9 (1.83m x 2.36m)

double glazed window, heated towel rail, bath with water fall shower head over and shower screen, low level wc, wash hand basin, tiled flooring, tiled walls, upvc cladding to the ceiling with downlights.



EXTERNALLY

FRONT

Gravelled garden to the front with shrubs, double drive providing ample off road parking.



GARAGE

With an up and over door, power and lighting, large loft/storage area with lighting.



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PRIVATE REAR GARDEN

Attractive, Southerly facing garden which is mainly laid to lawn on split level, gravelled patio area and paved patio area, shrubs and borders, outside tap, storage to the side elevation.



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ADDITIONAL GARDEN IMAGE



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.

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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 July 2024)

Flood Risk - River and Sea - Low Risk

Planning Permission - There is currently planning permission for 40 Ringway

<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: 6431A

MORTGAGE

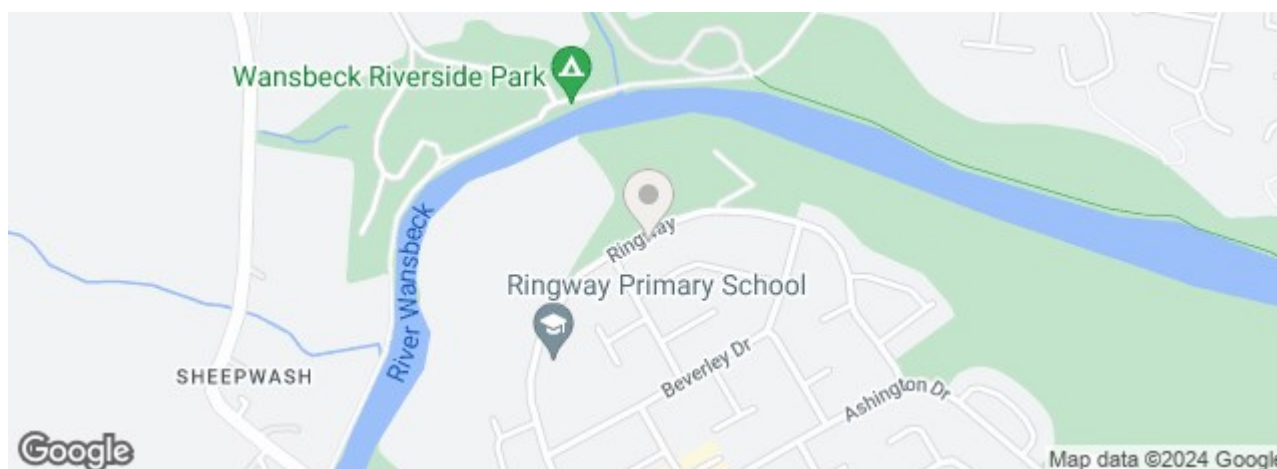
Why not make an appointment to speak to our **Independent** Mortgage Adviser?

PLEASE NOTE:

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

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		



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