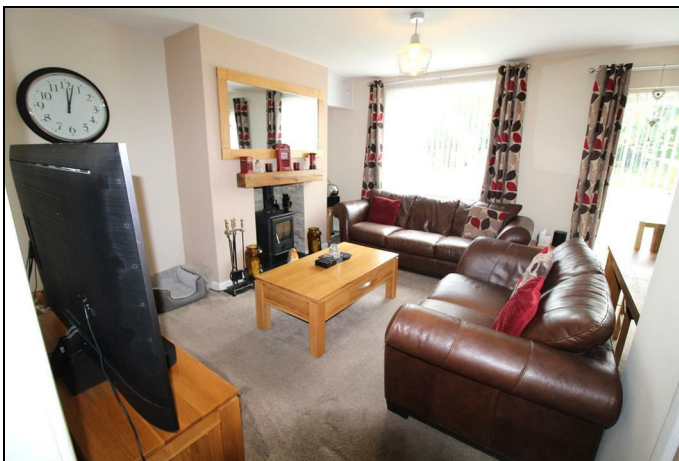


RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

**10 COLLINGWOOD PLACE STAKEFORD CHOPPINGTON
NORTHUMBERLAND NE62 5HR**



- TWO DOUBLE BEDROOMS
- IDEALLY LOCATED
- EPC RATING D

- SEMI DETACHED
- COUNCIL TAX BAND A
- IDEAL FIRST TIME BUY

Price £120,000

10 COLLINGWOOD PLACE STAKEFORD CHOPPINGTON NORTHUMBERLAND NE62 5HR

****WOULD MAKE A LOVELY FIRST TIME BUY**** a two double bedroom semi detached house, ideally located for amenities, schools and transport links. Benefits from gas central heating and double glazing. As advised by the current owners, the property has planning permission for a two storey extension to the side elevation and a front porch. Comprises of, hall, lounge, fitted kitchen. First floor landing, two double bedrooms, modern recently fitted bathroom. Externally there is a garden and drive to the front, enclosed garden to the rear.

GROUND FLOOR

ENTRANCE

Entered via a double glazed door, radiator, two double glazed windows, storage cupboard.



LOUNGE

11'11" x 14'2" (3.63m x 4.32m)

Double glazed french doors to the rear, radiator, log burner stove set on a granite hearth and chunky mantle.



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ADDITIONAL LOUNGE IMAGE



KITCHEN

8'6 x 11'10 (2.59m x 3.61m)

Two double glazed windows, radiator, range of wall, base and drawer units with complimenting work tops, sink with drainer and mixer tap.



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FIRST FLOOR

LANDING

Access to the partially boarded loft via pull down ladders.

BEDROOM ONE

9'10 x 14'8 (3.00m x 4.47m)

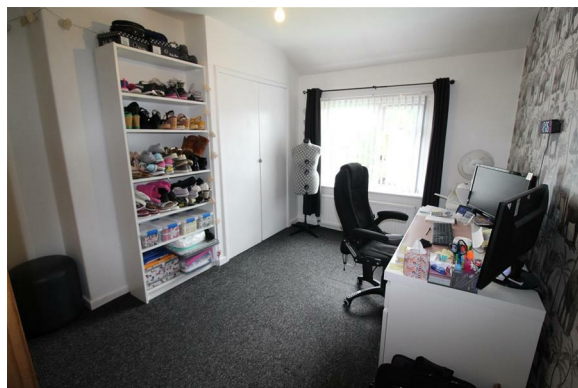
Double glazed window, radiator.



BEDROOM TWO

10'8 x 13'5 (3.25m x 4.09m)

Double glazed window, radiator.



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BATHROOM

9'9 x 7'1 (2.97m x 2.16m)

Double glazed window, heated towel rail, bath, low level wc, wash hand basin, corner double shower with two shower head attachments, tiled floor, tiled splash back, bathroom cabinet.



EXTERNALLY

FRONT

Gated garden to the front, drive providing off street parking.



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REAR

Enclosed rear garden.



SIDE PAVED AREA



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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.

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 July 2024)

Flood Risk - River and Sea - Low Risk

Planning Permission - There is currently planning permission for 10 Collingwood Place for a two storey extension.

[https://publicaccess.northumberland.gov.uk/online-applications/applicationDetails.do?](https://publicaccess.northumberland.gov.uk/online-applications/applicationDetails.do?keyVal=QTNIETQSGPE00&activeTab=summary)

[keyVal=QTNIETQSGPE00&activeTab=summary](https://publicaccess.northumberland.gov.uk/online-applications/applicationDetails.do?keyVal=QTNIETQSGPE00&activeTab=summary)

<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: 6433A

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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		85
(69-80) C	66	
(55-68) D		
(39-54) E		
(21-38) F		



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