

RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

14 OXFORD ROAD STAKEFORD NORTHUMBERLAND NE62 5HP



- THREE BEDROOMS
- REFITTED KITCHEN AND BATHROOM
- CLOSE TO LOCAL AMENITIES
- EPC RATING D

- SEMI DETACHED
- NO ONWARD CHAIN
- COUNCIL TAX BAND A
- LARGE REAR GARDEN

Price £110,000

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****TOTALLY REFURBISHED THROUGHOUT****a lovely three bedroom modern house, which is ready to move into, would make an excellent first time buy. The property benefits from gas central heating system including combi boiler, double glazing and also benefits from newly fitted carpets throughout, recently decorated in a neutral colour, newly fitted modern kitchen and contemporary refitted bathroom. The property is being sold with no ONWARD CHAIN, is ideally situated for all local amenities and transport links. Comprises of entrance lobby, lounge, kitchen, rear lobby, bathroom. First floor landing, three bedrooms. Externally gardens to the rear and front. Viewings recommended.

GROUND FLOOR

LOBBY

Entered via a double glazed door, radiator.

LOUNGE

14'1 x 11'11 (4.29m x 3.63m)

Double glazed window, radiator, new carpet flooring.



REAR LOBBY

Storage cupboard.

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REFITTED KITCHEN

11'9 x 8'11 (3.58m x 2.72m)

Tow double glazed window, radiator, range of modern high gloss wall, base and drawer units with complimenting work tops, tiled splash back and tiled floor, built in oven, built in hob with extractor hood above.



REFITTED BATHROOM

Bath with shower over, low level wc, wash hand basin set in a vanity unit with storage, tiled walls and tiled floor, chrome heated towel rail, double glazed window.



FIRST FLOOR LANDING

Double glazed window, new carpet flooring.



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MASTER BEDROOM

18'7 x 10'3 (5.66m x 3.12m)

Double glazed window, radiator, new carpet flooring.



BEDROOM TWO

9'7 x 10'7 (2.92m x 3.23m)

Double glazed window, radiator, new carpet flooring.



BEDROOM THREE

7'8 x 8'9 (2.34m x 2.67m)

Double glazed window, radiator, new carpet flooring.



EXTERNALLY



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FRONT

Enclosed garden to the front, gated access to the rear garden.



REAR

Enclosed large rear garden.



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ADDITIONAL GARDEN IMAGE



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.

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

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 August 2024)

Flood Risk - River and Sea - Low Risk

Planning Permission - There are currently no planning permission for the property

<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.

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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.

VIEWING

BY APPOINTMENT WITH OUR ASHINGTON OFFICE (01670) 812145/ashington@rickard.uk.com. FILE NO: 6456A

MORTGAGE

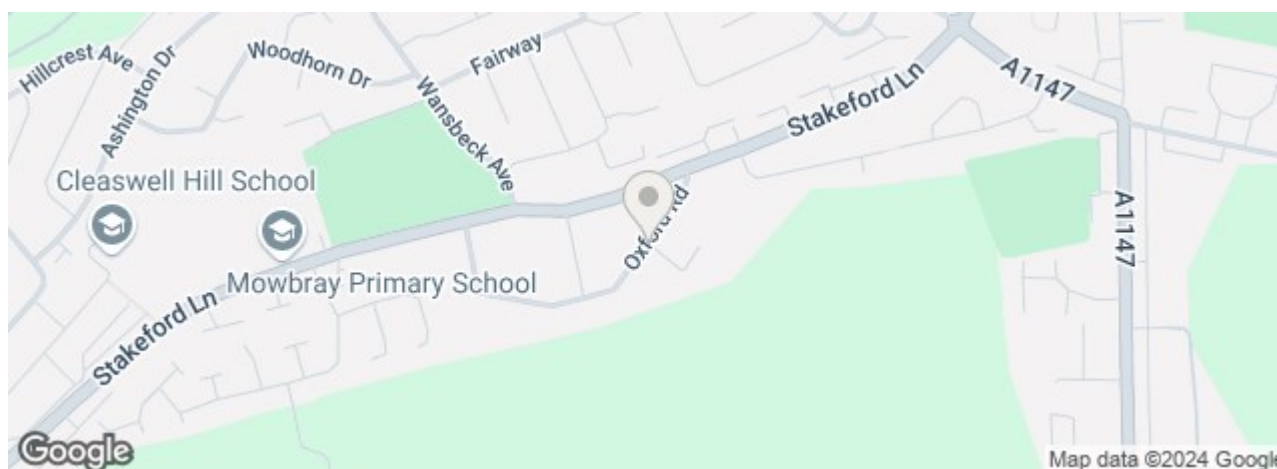
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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		84
(69-80) C	65	
(55-68) D		
(39-54) E		
(21-38) F		



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