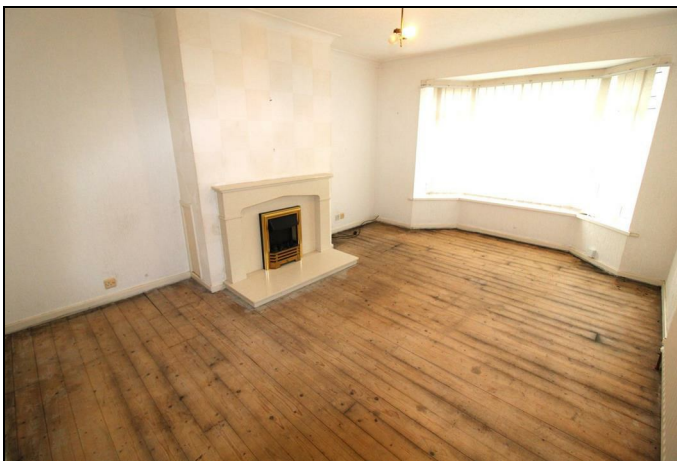


RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

**37 LEANDER AVENUE WANSBECK ESTATE STAKEFORD
NORTHUMBERLAND NE62 5AX**



- SEMI DETACHED BUNGALOW
- POPULAR LOCATION
- EPC RATING C

- TWO DOUBLE BEDROOMS
- NO ONWARD CHAIN
- COUNCIL TAX BAND B

Price £130,000

37 LEANDER AVENUE WANSBECK ESTATE STAKEFORD NORTHUMBERLAND NE62 5AX

****WANSBECK ESTATE LOCATED**** two double bedroom semi detached bungalow for sale. The property is situated on this popular residential location. In need of some UPDATING. Benefits from gas central heating, double glazing and also being sold with no ONWARD CHAIN. Comprises of, entrance hall, lounge with a double glazed bay window, kitchen, two bedrooms, bathroom. Externally there is gardens to the front and rear, tandem style drive, garage.

GROUND FLOOR

HALL

Entered via a double glazed door, radiator.

LOUNGE

12'7 x 16'4 (3.84m x 4.98m)

Double glazed bay window, radiator, fire surround with an coal effect electric fire.



KITCHEN

10'6 x 9'5 (3.20m x 2.87m)

Double glazed window, base and drawer units with work tops, sink with drainer and dual taps, radiator.



MASTER BEDROOM

10'4 x 12'11 (3.15m x 3.94m)

Double glazed window, radiator.



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BEDROOM TWO

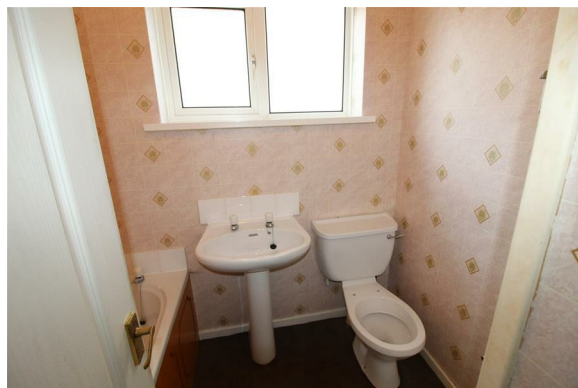
10'4 x 9'4 (3.15m x 2.84m)

Double glazed window, radiator.



BATHROOM

Bath, low level wc, wash hand basin, radiator, double glazed window.



EXTERNALLY

FRONT

Garden to the front, tandem style drive.



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GARAGE

Entered via a double glazed door, double glazed window, double glazed door to the rear garden, water tap.



REAR

Enclosed low maintenance garden which is gravelled.



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.

37 LEANDER AVENUE WANSBECK ESTATE STAKEFORD NORTHUMBERLAND NE62 5AX

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 October 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.

VIEWING

BY APPOINTMENT WITH OUR ASHINGTON OFFICE (01670) 812145/ashington@rickard.uk.com FILE NO: 6464A

MORTGAGE

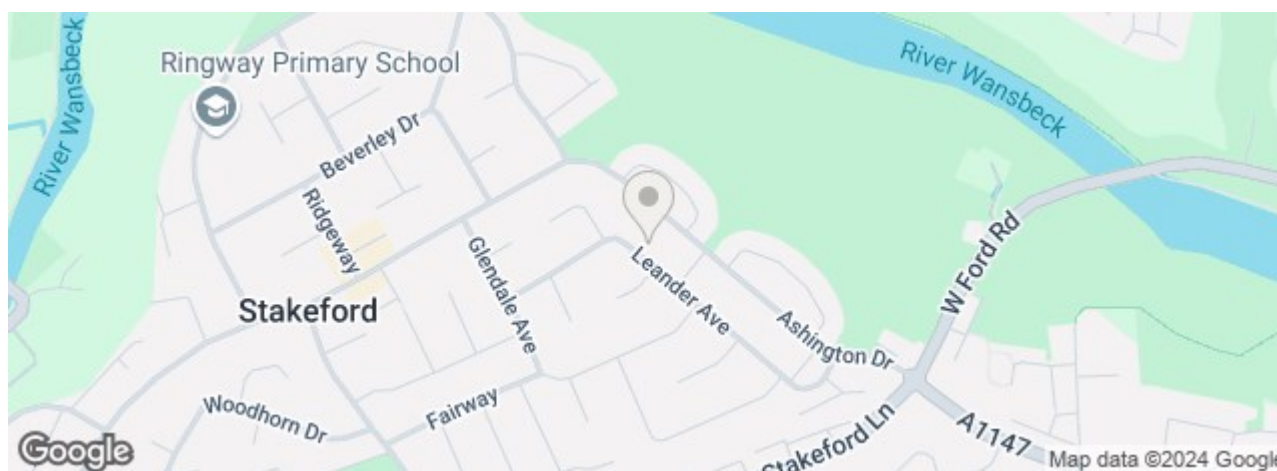
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		



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