

RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

1 WESTWOOD GARDENS WANSBECK ESTATE STAKEFORD NORTHUMBERLAND NE62 5YF



- THREE BEDROOMS
- POPULAR WANSBECK ESTATE
- COUNCIL TAX BAND B

- SEMI DETACHED HOUSE
- GARAGE/DRIVE
- EPC RATING D

Price £160,000

1 WESTWOOD GARDENS WANSBECK ESTATE STAKEFORD NORTHUMBERLAND NE62 5YF

Welcome to this charming semi-detached house located in the sought-after Westwood Gardens, Stakeford. This property boasts two reception rooms, perfect for entertaining guests or simply relaxing with your family. With three bedrooms, there's plenty of space for everyone to enjoy.

Situated in the popular Wansbeck Estate, ideal for families looking for a welcoming community to call home. The property features a modern bathroom, ensuring your comfort and convenience. One of the Benefits of this home is off street parking to include a drive and a garage.

Overall, this semi-detached house presents itself as an ideal family home, offering a blend of comfort, space, and convenience in a desirable location. Don't miss the opportunity to make this property your own.

GROUND FLOOR

PORCH

Entered via a double glazed door, double glazed window, storage cupboard.



HALL

Radiator, storage cupboard, laminate flooring.

LOUNGE

14' x 15'1 (4.27m x 4.60m)

Double glazed bay window, radiator, coving, ceiling rose, laminate flooring.



DINING ROOM

8'11 x 9'6 (2.72m x 2.90m)

Double glazed French doors, radiator, laminate flooring.



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KITCHEN

11'5 x 8'5 (3.48m x 2.57m)

Double glazed window, range of wall, base and drawer units with work tops, freestanding Flavel gas stove with an extractor above, one and half bowl sink with drainer and mixer tap, tiled floor, tiled splash back.



LANDING

Double glazed window, storage cupboard housing the combi boiler.

BEDROOM ONE

11'11 x 9'8 (3.63m x 2.95m)

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



BEDROOM TWO

11'1 x 11' (3.38m x 3.35m)

Double glazed window, radiator, laminate flooring.



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BEDROOM THREE

9'1 x 8'6 (2.77m x 2.59m)

Double glazed window, radiator, laminate flooring.



BATHROOM

5'9 x 9'1 (1.75m x 2.77m)

Shower cubicle, low level wc, wash hand basin set in a vanity unit, heated towel rail, tiled floor, tiled walls, upvc cladding to the ceiling, freestanding roll top bath with claw feet, two double glazed windows.



EXTERNALLY

FRONT

Garden to the front, drive, access to the rear via the side.



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REAR

Rear enclosed garden, decked area.



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 November 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. 6472a

MORTGAGE

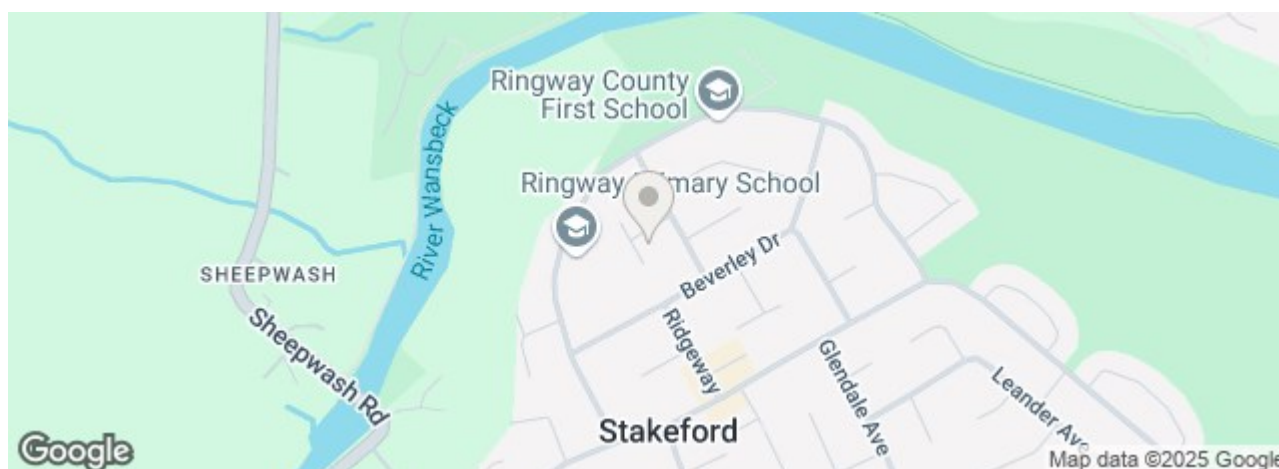
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Energy Efficiency Rating

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



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