

# RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

## 3 LINDEN CLOSE WANSBECK ESTATE STAKEFORD NORTHUMBERLAND NE62 5LD



- TWO BEDROOMS
- NO ONWARD CHAIN
- WELL PRESENTED THROUGHOUT
- COUNCIL TAX BAND B

- SEMI DETACHED BUNGALOW
- SOUGHT AFTER LOCATION
- DRIVE/GARAGE
- EPC C

**Offers Over £200,000**

### 3 LINDEN CLOSE WANSBECK ESTATE STAKEFORD NORTHUMBERLAND NE62

#### 5LD

Nestled in the tranquil surroundings of Linden Close on the Wansbeck Estate in Stakeford, this charming semi-detached bungalow offers a delightful living experience. With a well-designed layout, the property features a welcoming reception room that provides a perfect space for relaxation or entertaining guests.

The bungalow boasts two comfortable bedrooms, ideal for a small family, a couple, or even as a guest room for visitors. The bathroom is conveniently located, ensuring ease of access for all residents.

This property is perfect for those seeking a low-maintenance lifestyle, with the benefits of single-storey living. The semi-detached nature of the bungalow allows for a sense of community while still providing privacy.

Linden Close is situated in a peaceful area, making it an excellent choice for anyone looking to enjoy a quieter pace of life while still being within reach of local amenities. This bungalow presents a wonderful opportunity for first-time buyers, downsizers, or investors alike.

Do not miss the chance to make this lovely bungalow your new home.

#### HALLWAY

15'03" x 4'04" (4.65m x 1.32m)

Entered via a double glazed door, radiator.



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## LOUNGE

13'04" x 11'04" (4.06m x 3.45m)

Double glazed window, radiator





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## DINING ROOM

11'07" x 10'06" (3.53m x 3.20m)

Double glazed patio doors leading to conservatory, radiator



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#### CONSERVATORY

10'09" x 7'07" (3.28m x 2.31m)

Double glazed door leading to back garden, double glazed windows.



#### KITCHEN

8'04" x 7'01" (2.54m x 2.16m)

Double glazed window, range of wall, base and drawer units with worktops, sink with drainer and mixer tap, built in oven & hob.



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## BEDROOM ONE

11'04" x 8'02" (3.45m x 2.49m)

Double glazed window, fitted wardrobes, radiator.



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## BEDROOM TWO

10'11" x 8'04" (3.33m x 2.54m)

Double glazed window, radiator, fitted robes & overhead cupboards.



## BATHROOM

7' x 5'04" (2.13m x 1.63m)

Double glazed window, P shaped bath with electric shower over. low level wc, wash hand basin, tiled walls and floor.



## EXTERNALLY

garden, tandem style drive.



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## FRONT



## GARAGE

## REAR

Enclosed garden to the rear with side access to the front, patio 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.



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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 Feb 2025)

Flood Risk - River and Sea - low

Planning Permission - There are currently no planning permissions for 3 Linden Close.

<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 NUMBER

PLEASE QUOTE REFERENCE NO: 6495a

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## MORTGAGE

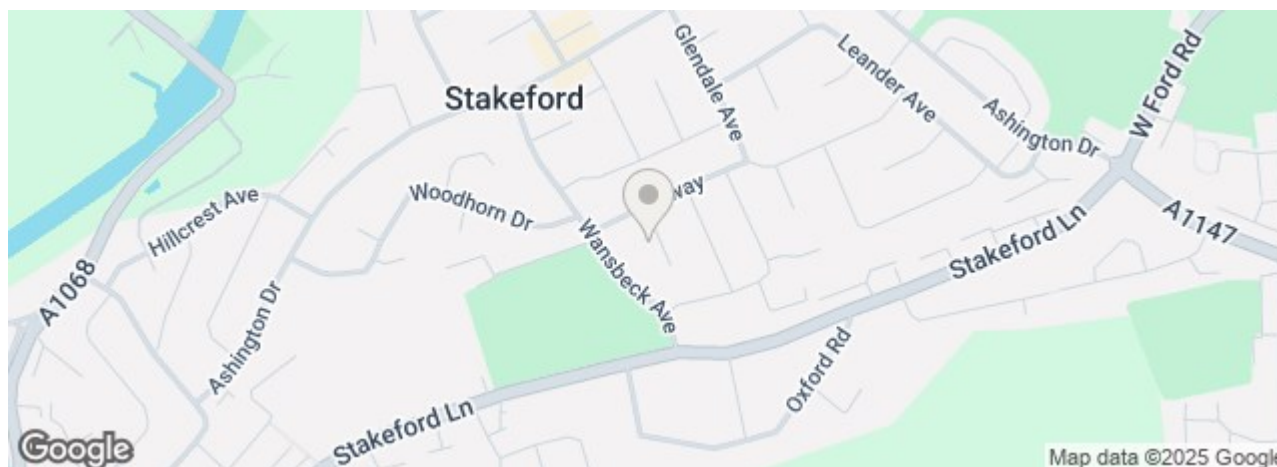
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# Energy Efficiency Rating

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



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