

# RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

**25 BEECHWOOD AVENUE WANSBECK ESTATE STAKEFORD  
NORTHUMBERLAND NE62 5AP**



- THREE BEDROOMS
- WRAP AROUND GARDENS
- EPC RATING C



- SEMI DETACHED FAMILY HOME
- DOUBLE DRIVE
- COUNCIL TAX BAND B

**Price £195,000**

# 25 BEECHWOOD AVENUE WANSBECK ESTATE STAKEFORD NORTHUMBERLAND NE62 5AP

Nestled on the charming Beechwood Avenue in Choppington, this delightful semi-detached house offers a perfect blend of comfort and convenience. Boasting three well-proportioned bedrooms, this property is ideal for families or those seeking extra space.

Set on a generous corner plot, the home benefits from wrap-around gardens that provide ample outdoor space for relaxation, gardening, or entertaining. The gardens are a wonderful feature, allowing for a sense of privacy and tranquillity.

For those with vehicles, the property includes a double drive, ensuring that parking is never a concern. Additionally, a garage.

This residence is not just a house; it is a home that invites you to create lasting memories. With its appealing features and prime location, it presents an excellent opportunity for anyone looking to settle in a friendly community. Do not miss the chance to make this lovely property your own.

## GROUND FLOOR

### PORCH

Double glazed windows, double glazed door.

### HALLWAY

Composite door, two double glazed windows, radiator, storage cupboard, coving.



### LOUNGE

15'1 x 13'11 (4.60m x 4.24m)

Double glazed bay window, radiator, coving, modern fire surround with a coal effect gas living flame fire, coving.





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## DINING ROOM

8'10 x 10'8 (2.69m x 3.25m)

Double glazed window, radiator, coving.



## KITCHEN

9'8 x 8'10 (2.95m x 2.46m)

Double glazed window, range of modern wall, base and drawer units with complimenting work tops, integrated double oven, glass splash back, integrated hob with an extractor hood above, one and half bowl sink with mixer tap and drainer, tiled flooring, downlights to the ceiling, heated towel rail, door to the utility room.



## UTILITY ROOM

7'5 x 7'1 (2.26m x 2.16m)

Double glazed window, plumbed for a washing machine, tiled flooring, double glazed door.



## FIRST FLOOR

## LANDING

Double glazed window, access to a boarded loft via pull down ladders, storage cupboard.



## 25 BEECHWOOD AVENUE WANSBECK ESTATE STAKEFORD NORTHUMBERLAND NE62 5AP

### BEDROOM ONE

9'2 to drobes x 10'11 (2.79m to drobes x 3.33m)

Double glazed window, radiator, coving, wall to wall fitted wardrobes with mirrored doors.



### BEDROOM TWO

11'2 x 9' (3.40m x 2.74m)

Double glazed window, radiator.



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## BEDROOM THREE

9'2 x 9'2 (2.79m x 2.79m)

Double glazed window, radiator, built in bed with drawers under.



## SHOWER ROOM

9' x 5'6 (2.74m x 1.68m)

Two double glazed windows, wash hand basin set in a vanity unit, low level wc, shower cubicle, modern panelling to walls, upvc cladding to the ceiling with downlights, heated towel rail, tiled flooring.



## EXTERNALLY



# 25 BEECHWOOD AVENUE WANSBECK ESTATE STAKEFORD NORTHUMBERLAND NE62 5AP

## FRONT

Lawned garden with gated access to the street.



## SIDE

Lawned garden, double paved drive.



## GARAGE

With up and over door, power and lighting.



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## REAR

Paved, Astro turf.



## 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.

## VIEWING

BY APPOINTMENT WITH OUR ASHINGTON OFFICE (01670) 812145/ashington@rickard.uk.com. FILE NO: 6528A

## MORTGAGE

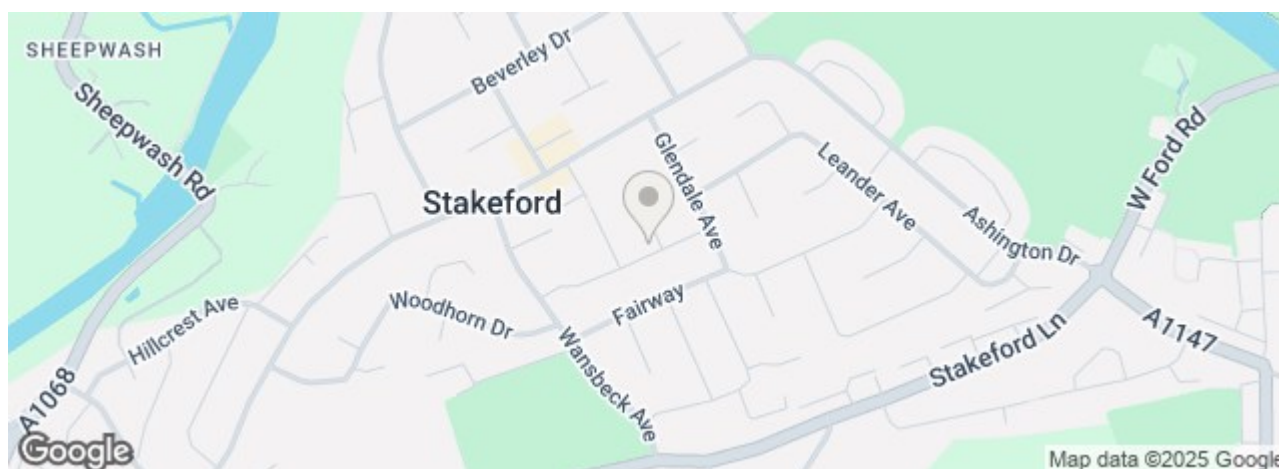
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# Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		



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