

# RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

**5 ELLESMERE GARDENS STAKEFORD NORTHUMBERLAND NE62 5TY**



- GROUND FLOOR FLAT
- NO ONWARD CHAIN
- COUNCIL TAX BAND A

- TWO BEDROOMS
- IDEAL FIRST TIME BUY OR INVESTMENT
- EPC RATING TBC

**Price £74,950**

## 5 ELLESMERE GARDENS STAKEFORD NORTHUMBERLAND NE62 5TY

Welcome to this charming ground floor flat located on Ellesmere Gardens, Stakeford. This delightful property, built in 1915, offers a perfect blend of character and modern living, making it an ideal choice for first-time buyers or those looking to downsize.

Spanning an impressive 753 square feet, the flat features a spacious reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. Two bedrooms offer ample space for comfortable living, while the modern bathroom ensures convenience and style.

The heart of the home is undoubtedly the contemporary kitchen, which has been thoughtfully designed to meet the needs of today's lifestyle.

One of the standout features of this property is the absence of an onward chain, allowing for a smooth and hassle-free purchase process. Additionally, the flat is ideally located, providing easy access to local amenities and transport links, making it a convenient base for daily life.

This flat presents a wonderful opportunity to own a piece of Choppington's history while enjoying the comforts of modern living. Don't miss your chance to make this lovely property your new home.

### GROUND FLOOR

#### ENTRANCE HALL

Entered via a double glazed door.

#### BATHROOM

Modern bathroom with a bath, waterfall shower attachment over and shower screen, low level wc, wash hand basin in a vanity unit, double glazed window, modern tiled splash back.



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### KITCHEN

10'9 x 7'6 (3.28m x 2.29m)

Double glazed window, range of modern wall, base and drawer units with complimenting work tops, built in oven and hob with extractor hood above, modern tiled splash back.



### LOUNGE

14'4 x 16'9 (4.37m x 5.11m)

Double glazed window, radiator, fire surround, carpet flooring.



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## BEDROOM ONE

13' x 9'1 (3.96m x 2.77m)

Double glazed window, radiator, carpet flooring.



## BEDROOM TWO

13'6 x 7'4 (4.11m x 2.24m)

Double glazed window, radiator, carpet flooring.



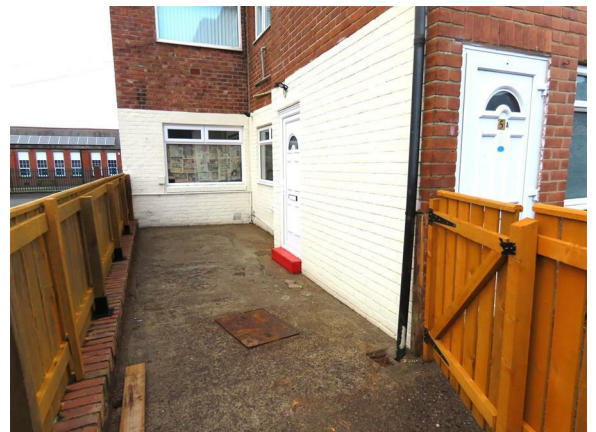
## EXTERNALLY

### FRONT

Enclosed garden to the front.

### REAR

Enclosed yard to the rear.



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## TENURE:

WE UNDERSTAND THE PROPERTY IS LEASEHOLD. 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.

McKenzie Financial Services Ltd will Pay Rickard 1936 Ltd a referral fee on completion of any mortgage application

## 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: 6545A

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## MORTGAGE

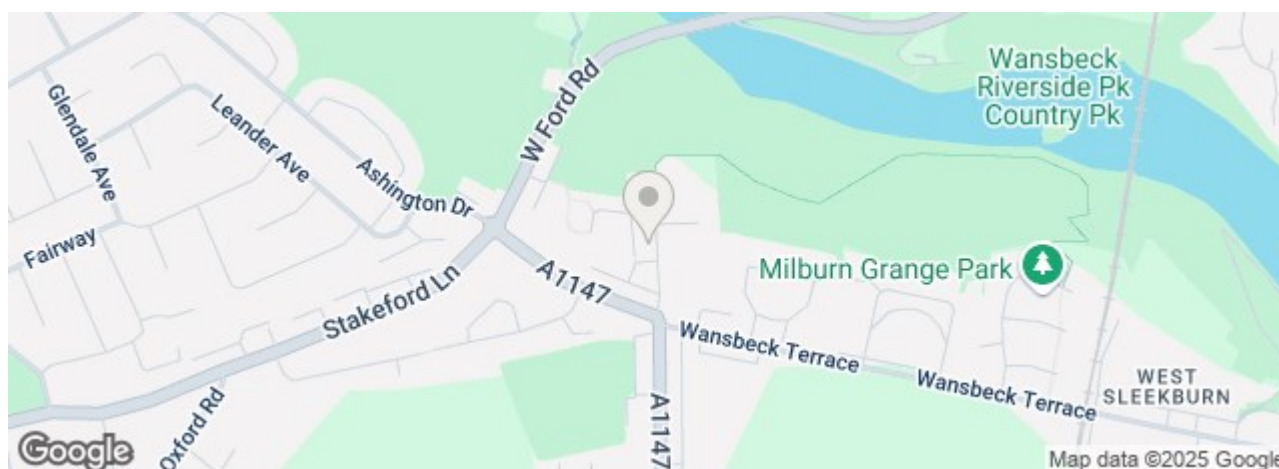
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# Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	74
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		



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