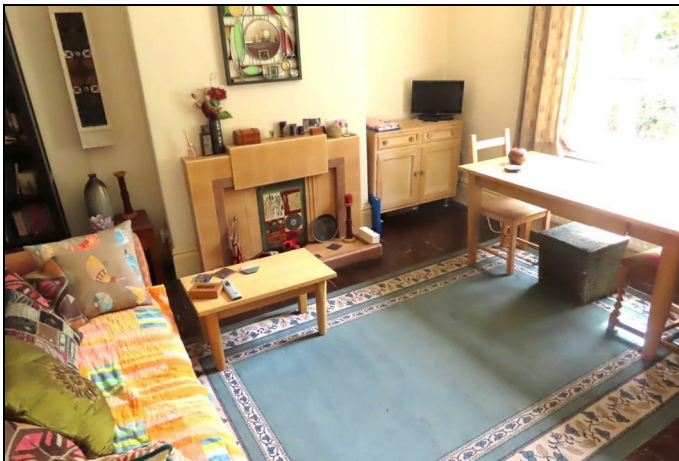


RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

13 SHEEPWASH BANK GUIDEPOST NORTHUMBERLAND NE62 5LY



- TWO DOUBLE BEDROOMS
- IDEALLY LOCATED
- EPC RATING D

- QUIRKY STONE BUILT TERRACE HOUSE
- COUNCIL TAX BAND B
- NO ONWARD CHAIN

Offers Over £95,000

13 SHEEPWASH BANK GUIDEPOST NORTHUMBERLAND NE62 5LY

Nestled on Sheepwash Bank, Guidepost, Choppington, this terraced house presents a unique opportunity for those seeking a quirky stone-fronted house, which adds to its appeal. Inside, you will find a well-proportioned reception room.

The house features two spacious double bedrooms, providing ample room for rest and personal space. With no onward chain, this property is ready for you to move in without delay, making it an ideal choice for first-time buyers or those looking to downsize.

Parking is available for one vehicle, adding to the convenience of this home. The location is particularly advantageous, as it is ideally situated to benefit from local amenities and transport links, making it easy to explore the surrounding areas.

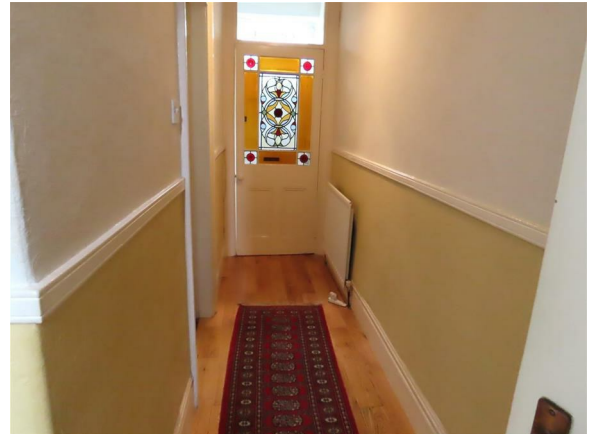
GROUND FLOOR

LOBBY

Entered via a wood door.

ENTRANCE HALL

Radiator, wood flooring.



13 SHEEPWASH BANK GUIDEPOST NORTHUMBERLAND NE62 5LY

LOUNGE

13'9 x 13'6 (4.19m x 4.11m)

Window, radiator, polished floor boards, coving, tiled fire surround.



KITCHEN DINER

11'8 x 12'6 (3.56m x 3.81m)

Double glazed window, wall, base units with work tops, sink with drainer and dual taps, radiator, storage cupboard, tiled floor, tiled splash back.



13 SHEEPWASH BANK GUIDEPOST NORTHUMBERLAND NE62 5LY

BASEMENT



UTILITY ROOM

12'11 x 9'1 (3.94m x 2.77m)

Double glazed window, base unit with sink and dual taps, radiator, tiled floor, double glazed door to the rear.



13 SHEEPWASH BANK GUIDEPOST NORTHUMBERLAND NE62 5LY

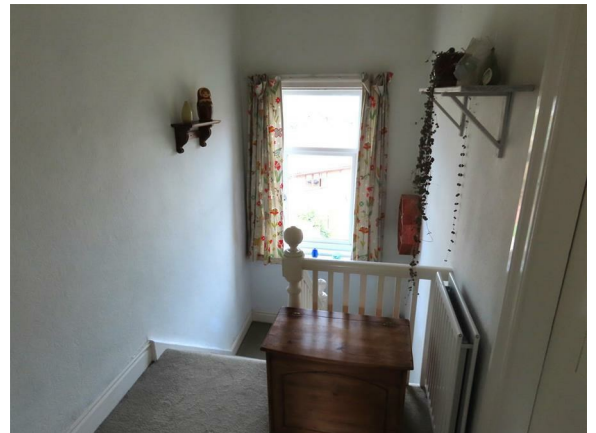
BATHROOM

Bath, low level wc, wash hand basin set in a vanity unit, tiled floor, double glazed window, downlights to the ceiling.



FIRST FLOOR LANDING

Double glazed window access to the loft, radiator.



13 SHEEPWASH BANK GUIDEPOST NORTHUMBERLAND NE62 5LY

BEDROOM ONE

13'11 x 17' (4.24m x 5.18m)

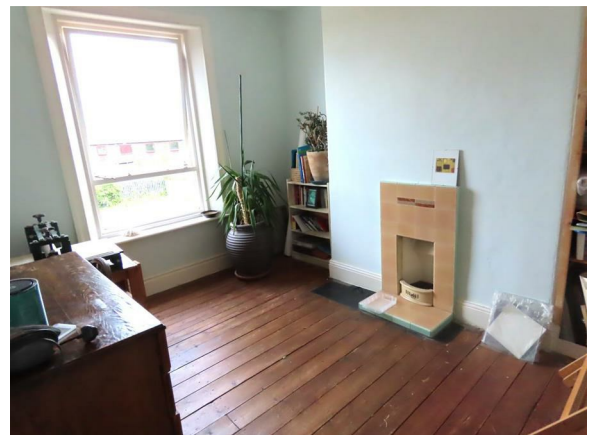
Two windows, radiator, tiled fire surround.



BEDROOM TWO

11'4 x 12'3 (3.45m x 3.73m)

Window, radiator, polished floor boards.



EXTERNALLY

13 SHEEPWASH BANK GUIDEPOST NORTHUMBERLAND NE62 5LY

FRONT

Matured town garden to the front with gated access to the street.



REAR

yard to the rear with double gates providing off street parking.



13 SHEEPWASH BANK GUIDEPOST NORTHUMBERLAND NE62 5LY

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

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: 6548A

MORTGAGE

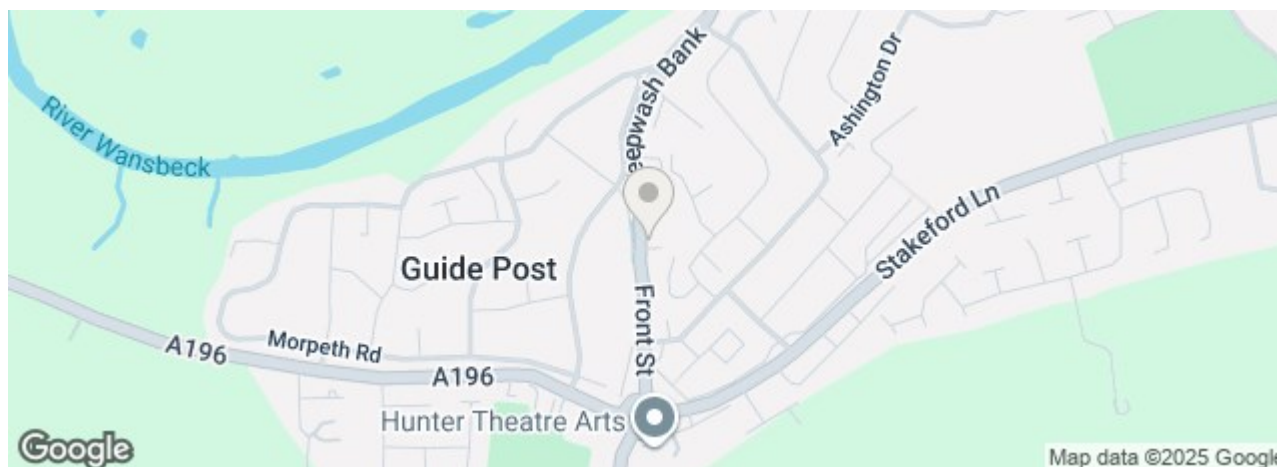
Why not make an appointment to speak to our **Independent** Mortgage Adviser?

PLEASE NOTE:

Your home may be repossessed if you do not keep up repayments on your mortgage.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	60	
(39-54) E		
(21-38) F		



17/18 Laburnum Terrace, Ashington NE63 0JA Tel: 01670 812145 Fax: 01670 522765 Email: ashington@rickard.uk.com
 25 Newgate Street, Morpeth NE61 1AW Tel: 01670 513533 Fax: 01670 518398 Email: morpeth@rickard.uk.com
 6 Havelock Street, Blyth NE24 1AB Tel: 01670 356613 Fax: 01670 369155 Email: blyth@rickard.uk.com