

RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

13 RUTHERFORD CLOSE GUIDE POST NE62 5DT



- THREE BEDROOMS
- STEEL FRAME CONSTRUCTION
- COUNCIL TAX BAND A

- SEMI DETACHED HOUSE
- EPC RATING E
- NO ONWARD CHAIN

Offers In The Region Of £104,950

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Situated in Rutherford Close, Guide Post, this semi-detached house presents an ideal opportunity for families seeking a comfortable and convenient living space. Boasting three bedrooms.

Upon entering, you will find two inviting reception rooms that offer versatile spaces for relaxation and entertainment. These rooms are perfect for family gatherings or quiet evenings at home. The layout of the house promotes a warm and welcoming atmosphere, making it an excellent choice for those looking to create lasting memories.

The property features a bathroom, ensuring that daily routines are both practical and efficient. The semi-detached design provides a sense of privacy while still fostering a friendly neighbourhood environment. Additionally, THE HOUSE IS CONSTRUCTED WITH A STEEL FRAME as advised by the current owner, (check with your mortgage lender to see if they loan on steel framed properties)..

Parking is made easy with space available for one vehicle, a valuable asset in today's busy world. The location is particularly advantageous, as it is situated close to local amenities, including shops, schools, making everyday life more convenient for residents.

GROUND FLOOR

PORCH

Double glazed windows.

LOUNGE

10'9 x 18'11 (3.28m x 5.77m)

Double glazed window, radiator, laminate flooring, coving.



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DINING ROOM

11'10 x 11'4 (3.61m x 3.45m)

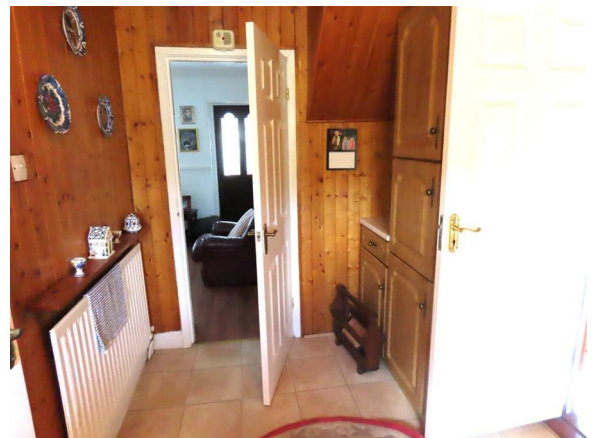
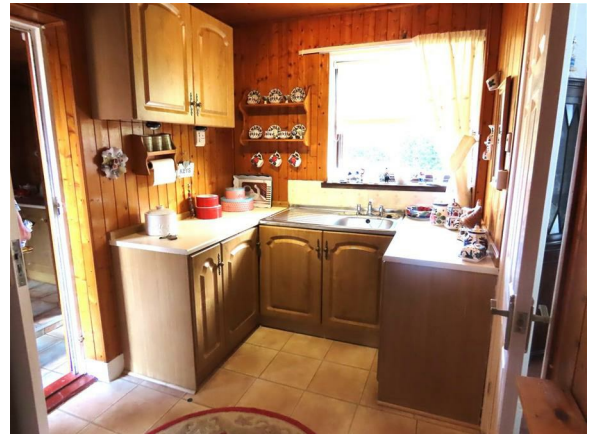
Double glazed French doors, radiator, gas living flame fire, laminate flooring, dado rail, coving.



KITCHEN

7'4 x 11'2 (2.24m x 3.40m)

Double glazed window, radiator, wall and base units, tiled floor, wood panelling to the walls.



UTILITY ROOM

9'1 x 9'7 (2.77m x 2.92m)

Double glazed window, base units, tiled floor, plumbed for washing machine, door to the front and door to the rear garden.



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FIRST FLOOR LANDING

Double glazed window, access to the loft.



MASTER BEDROOM

13'1 x 10'9 (3.99m x 3.28m)

Double glazed window, radiator, built in cupboards.



BEDROOM TWO

12'11 x 9'9 (3.94m x 2.97m)

Double glazed window, radiator, storage cupboard.



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BEDROOM THREE

8'3 x 8'4 (2.51m x 2.54m)

Double glazed window, radiator, storage cupboard.



BATHROOM

Bath with shower over, wash hand basin set in a vanity unit, low level wc, tiled walls and floor, double glazed windows, radiator.



EXTERNALLY

DRIVE



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FRONT

Mature garden to the front, drive with double gates for off street parking.



SIDE

Matured side garden which is laid to lawn.



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ADDITIONAL GARDEN IMAGE



REAR

Enclosed low maintenance garden which is paved.



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.

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

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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.

VIEWING

BY APPOINTMENT WITH OUR ASHINGTON OFFICE (01670) 812145/ashington@rickard.uk.com. FILE NO: 6562A



MORTGAGE

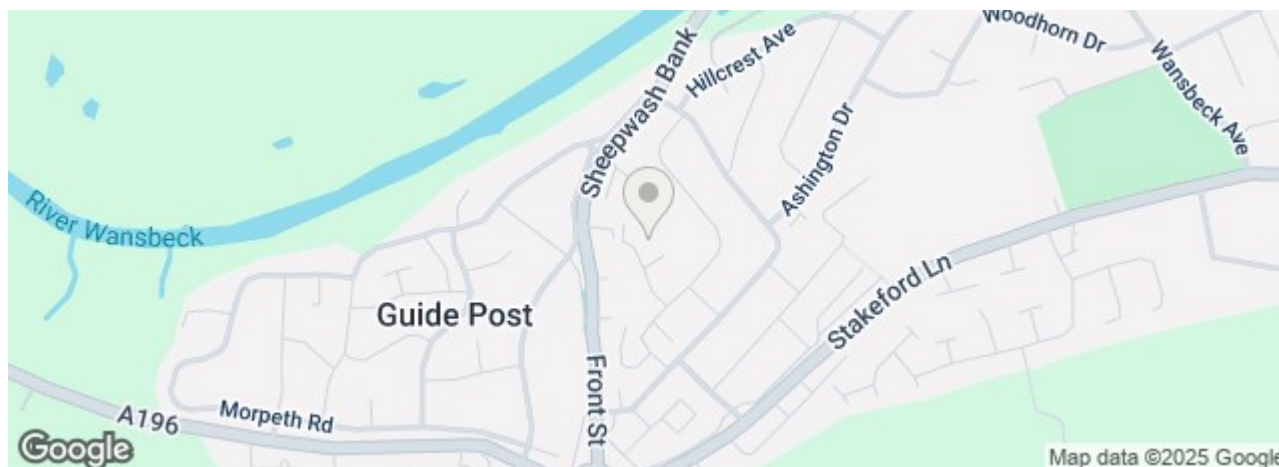
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E	45	
(21-38) F		



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