

RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

**45 THE DEMESNE NORTH SEATON VILLAGE ASHINGTON
NORTHUMBERLAND NE63 9TW**



- FOUR BEDROOMS
- SOUGHT AFTER LOCATION
- EPC RATING C

- DETACHED HOUSE
- NO ONWARD CHAIN
- COUNCIL TAX BAND D

Price £260,000

45 THE DEMESNE NORTH SEATON VILLAGE ASHINGTON NORTHUMBERLAND NE63 9TW

Nestled in the highly sought-after area of The Demesne, Ashington, this four-bedroom detached house presents an opportunity for families and individuals alike. With its spacious layout, the property boasts two inviting reception rooms, perfect for both relaxation and entertaining guests.

The four well-proportioned bedrooms provide ample space for rest and privacy, while the bathroom is conveniently located to serve the household's needs. The house is set in a desirable location, offering easy access to the A189, making commuting and travel a breeze.

One of the standout features of this property is the generous parking space, accommodating up to three vehicles, which is a rare find in such a prime area. Additionally, the absence of an onward chain simplifies the buying process, allowing for a smoother transition into your new home.

This delightful residence is ideal for those seeking a blend of comfort, convenience, and community. With its features and prime location, this detached house is not to be missed. We invite you to explore the potential of this property and envision your future in this charming home.

GROUND FLOOR

PORCH

Entered via a double glazed door, double glazed windows, tiled floor.



HALLWAY

Storage cupboard, radiator.



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LOUNGE

16'2 x 16'6 (4.93m x 5.03m)

Floor to ceiling double glazed window, radiator, coving, fire surround with gas living flame fire.



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DINING ROOM

16'10 x 11'8 (5.13m x 3.56m)

Double glazed window, double glazed sliding door leading to the rear garden, two radiators, coving.



BREAKFASTING KITCHEN

10'10 x 11'10 (3.30m x 3.61m)

Double glazed window, radiator, range of wall, base and drawer units with work tops and breakfast bar area, one and half bowl sink with drainer and mixer tap, down lights to the ceiling, door to the garage.



FIRST FLOOR

LANDING

Access to the loft.

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MASTER BEDROOM

12'7 x 9'2 (3.84m x 2.79m)

Double glazed window, radiator, fitted wardrobes, storage cupboard, French doors to the balcony.



BEDROOM TWO

10'5 x 20'4 (3.18m x 6.20m)

Double glazed window, radiator, fitted wardrobes.



BEDROOM THREE

14'5 x 9'5 (4.39m x 2.87m)

Double glazed window, radiator, storage cupboard.



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BEDROOM FOUR

9'6 x 7'4 (2.90m x 2.24m)

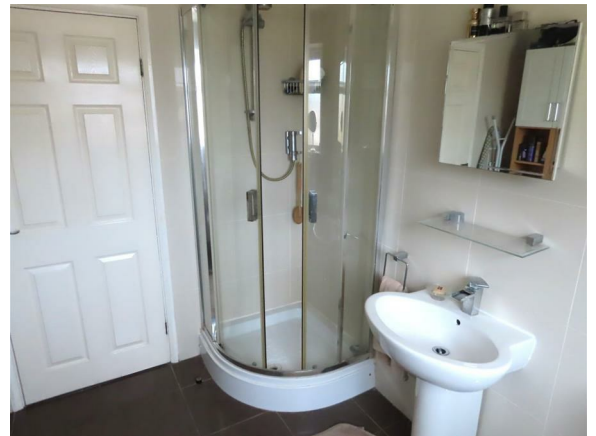
Double glazed window, radiator, storage cupboard.



BATHROOM

8'8 x 7'10 (2.64m x 2.39m)

Double glazed window, bath, corner shower cubicle, low level wc, wash hand basin, heated towel rail, downlights, tiled floor and walls.



EXTERNALLY

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FRONT

Lawned garden to the front, double drive.



GARAGE

Single garage with up and over door.



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REAR

Enclosed low maintenance garden.



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.

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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: 6570A



MORTGAGE

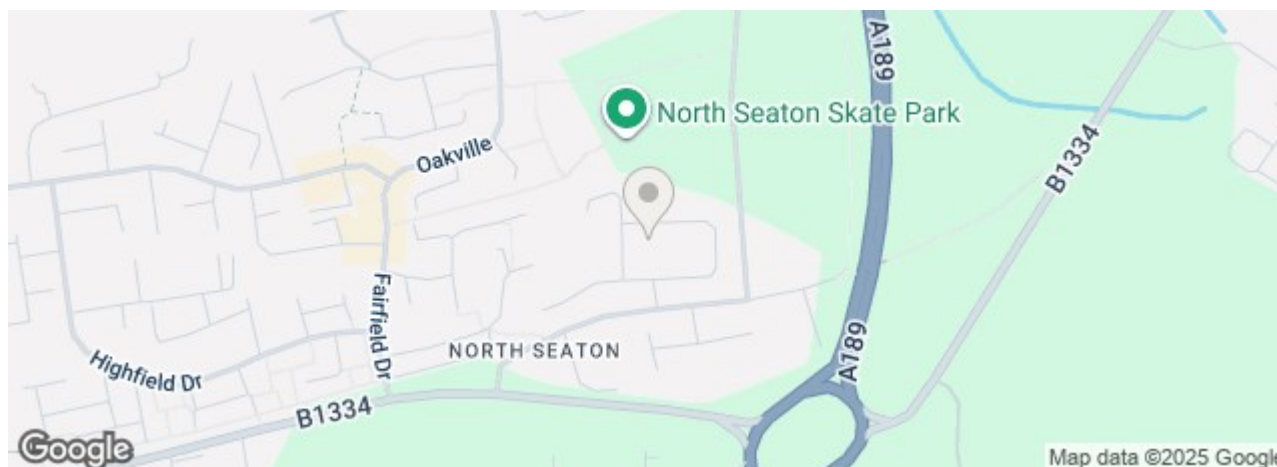
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		



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