

RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

59 CHEVIOT GRANGE BURRADON NE23 7PN



- FOUR BEDROOMS
- NO ONWARD CHAIN
- COUNCIL TAX BAND D

- DETACHED HOUSE
- CUL-DE-SAC LOCATION
- EPC RATING D

Price £285,000

59 CHEVIOT GRANGE BURRADON NE23 7PN

Nestled in the area of Cheviot Grange, Burradon, this detached house presents an excellent opportunity for families seeking a spacious and comfortable home. Boasting four well-proportioned bedrooms, this property is perfect for those who require ample living space. The two inviting reception rooms provide versatile areas for relaxation and entertainment, making it easy to host gatherings or enjoy quiet evenings at home.

The house is ideally located, offering a residential setting while still being conveniently close to local amenities and transport links. This makes it an excellent choice for those who appreciate both tranquillity and accessibility. With parking available for two vehicles, you will find it easy to accommodate family and guests.

Importantly, this property is being sold subject to probate, but it comes with the added benefit of no onward chain. Whether you are a first-time buyer or looking to upsize, this home offers a wonderful opportunity to create lasting memories in a residential neighbourhood. Do not miss the chance to make this charming house your new home.

GROUND FLOOR

LOBBY

Entered via a double glazed door.



DOWNSTAIRS WC/CLOAKS

Low level wc, wash hand basin, radiator.



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KITCHEN

9'6 x 9'7 (2.90m x 2.92m)

Double glazed window, radiator, range of wall, base and drawer units with work tops, integrated fridge, freezer, oven, gas hob with extractor hood above, sink with drainer and mixer tap, tiled splash back, laminate flooring.



LOUNGE

11'7 x 21'6 (3.53m x 6.55m)

Double glazed window, radiator, fire surround with gas living flame fire inset, double glazed door to the rear.



DINING ROOM

11'9 x 10' (3.58m x 3.05m)

Double glazed bow window, radiator.

FIRST FLOOR LANDING



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BEDROOM ONE

13'4 x 11'8 (4.06m x 3.56m)

Double glazed window, radiator, fitted cupboards.

BEDROOM TWO

13'8 x 9'11 (4.17m x 3.02m)

Double glazed window, radiator, laminate flooring, fitted wardrobes.

BEDROOM THREE

7'9 x 9'3 (2.36m x 2.82m)

Double glazed window, radiator.

BEDROOM FOUR

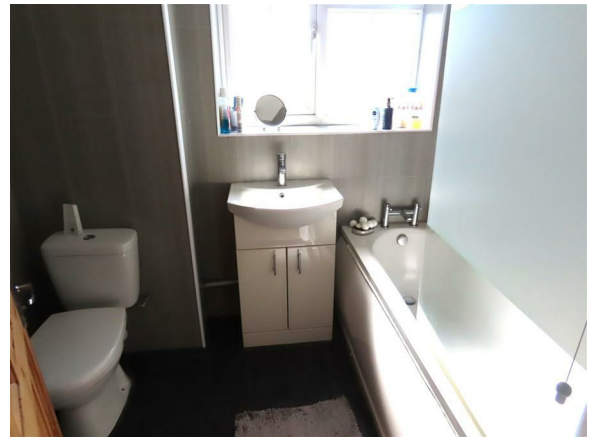
9'7 x 9'3 (2.92m x 2.82m)

Double glazed window, radiator.

BATHROOM

6'4 x 7'5 (1.93m x 2.26m)

Double glazed window, radiator, bath with shower over, low level wc, wash hand basin set in a vanity unit.



EXTERNALLY

FRONT

Garden and drive to the front.



SINGLE GARAGE

With up and over door.



REAR

Garden to the rear.



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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.

MORTGAGE

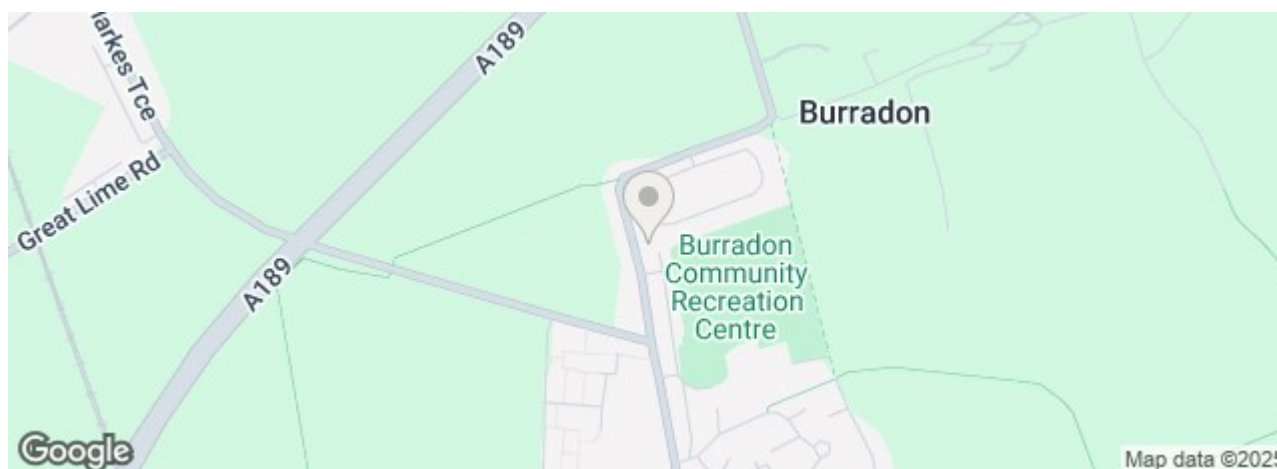
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	62	
(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