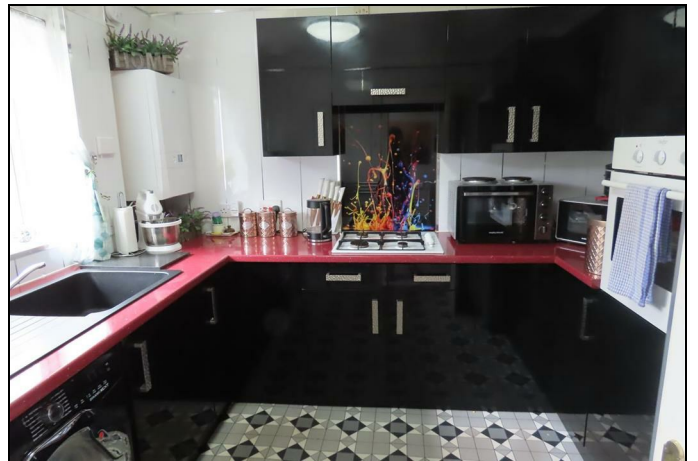


RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

**11 SIDLAW COURT WANSBECK MANOR ASHINGTON NORTHUMBERLAND
NE63 0TF**



- THREE BEDROOMS
- LARGER STYLE PLOT
- EPC RATING C

- DETACHED BUNGALOW
- CUL-DE-SAC LOCATION
- COUNCIL TAX BAND C

Price £275,000

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Welcome to this charming three-bedroom detached bungalow located in the desirable Sidlaw Court, Ashington. Nestled in a cul-de-sac, this property offers a perfect blend of comfort and convenience, making it an ideal home.

As you enter, you will find two reception rooms that provide ample space for relaxation and entertaining. The layout is thoughtfully designed, allowing for a seamless flow between the living areas. The bungalow features three bedrooms, ensuring plenty of room for family or guests. With two bathrooms, morning routines will be a breeze, providing both privacy and convenience.

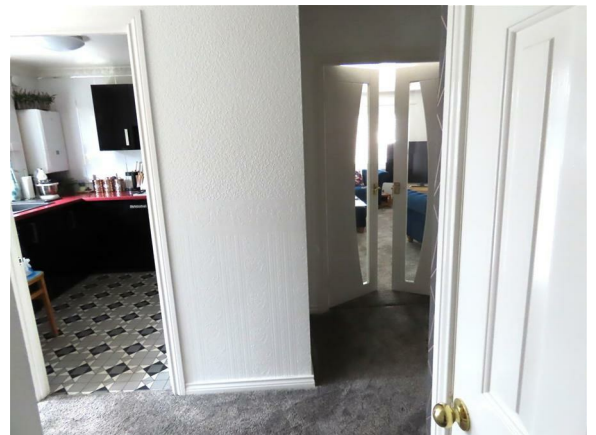
Set on a larger style plot, this property boasts a tandem-style driveway that can accommodate a few vehicles, making parking hassle-free for you and your visitors. Is situated in a popular residential location, offering easy access to local amenities, schools, and parks.

This bungalow is not just a home; it is a lifestyle choice, providing a lovely retreat while still being close to local amenities in Ashington. If you are looking to downsize, this property is sure to meet your needs. Do not miss the opportunity to make this bungalow your own.

GROUND FLOOR

ENTRANCE HALL

Entered via a double glazed door, radiator, storage cupboard, modern double doors leading to;



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KITCHEN

Double glazed window, radiator, range of wall, drawer and base units with complimenting work tops, eye level oven, gas hob with extractor fan above, feature glass splash back, plumbed for washing machine.



LOUNGE AREA

13'11 x 10'10 (4.24m x 3.30m)

Double glazed window, radiator, coving, fire surround with marble back and hearth, electric coal effect fire inset.



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DINING AREA

10'6 x 10'5 (3.20m x 3.18m)

Double glazed window, radiator, coving.



BATHROOM

Double glazed window, bath with a hand held shower tap fitment, wc and wash hand basin set in a vanity unit, tiled floor, upvc cladding to the walls and ceiling with downlights, heated towel rail.



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MASTER BEDROOM

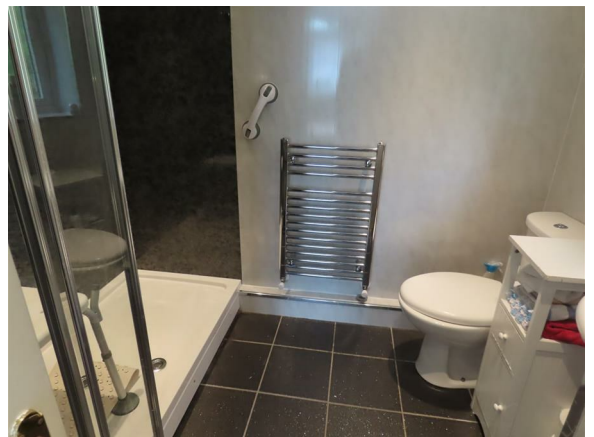
10' x 10'10 (3.05m x 3.30m)

Double glazed window, radiator.



EN-SUITE

Walk in shower room, low level wc, wash hand basin, tiled floor, upvc cladding to the walls and ceiling with downlights, heated towel rail.



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BEDROOM TWO

8'2 x 10'10 (2.49m x 3.30m)

Double glazed French doors, radiator, fitted wardrobes.



CONSERVATORY

11'11 x 8'1 (3.63m x 2.46m)

Range of double glazed windows, radiator.



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BEDROOM THREE

7'10 x 7'6 (2.39m x 2.29m)

Double glazed window, radiator.



EXTERNALLY

FRONT

Low maintenance gravelled to the front with a gate leading down to the rear.



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TANDEM STYLE DRIVE

Providing off street parking for up to 4 cars.



GARAGE

With up and over door, power and lighting.

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REAR

Enclosed garden to the rear which is mainly paved.



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ADDITIONAL PICS



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.

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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

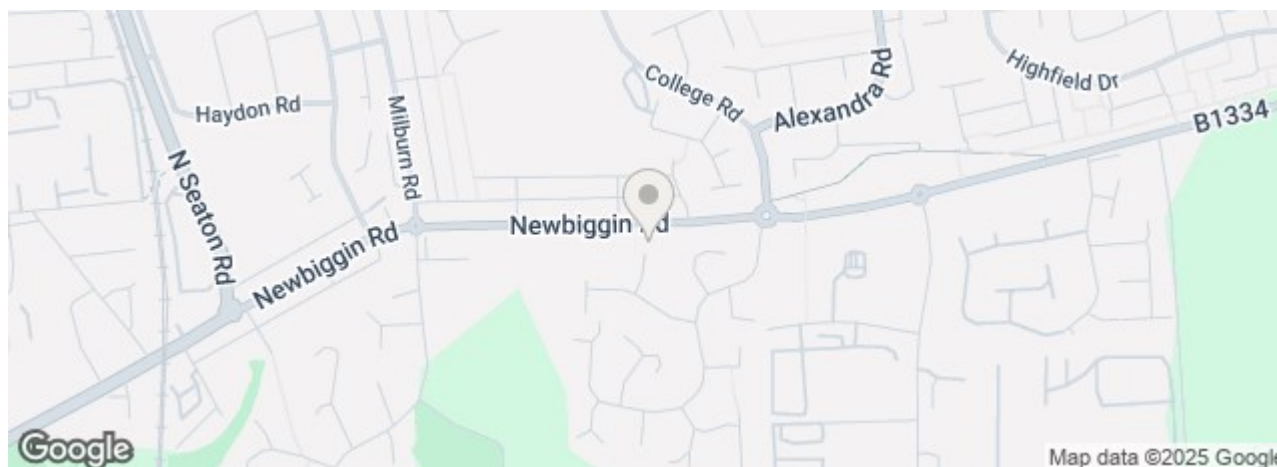
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Energy Efficiency Rating

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



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