

RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

15 WATERFORD GREEN ASHINGTON NORTHUMBERLAND NE63 0DD



- TWO BEDROOMS
- NO ONWARD CHAIN
- COUNCIL TAX BAND B

- SEMI DETACHED BUNGALOW
- POPULAR RESIDENTIAL LOCATION
- EPC RATING C

Price £210,000

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Nestled in the sought-after area of Waterford Green, Ashington, this semi-detached bungalow presents an excellent opportunity for those seeking a comfortable and convenient home. With two well-proportioned bedrooms, this property is ideal for individuals looking to downsize.

Upon entering, you will find a welcoming reception room with a floor to ceiling double glazed window allowing lots of natural light flow through. The bungalow features a well-appointed shower room, catering to all your daily needs. Off street parking for 2 cars, matured gardens.

One of the standout features of this property is the absence of an onward chain, allowing for a smooth purchase process. This is particularly advantageous for buyers eager to move in without delay.

Situated in a popular residential location, the bungalow benefits from a friendly community atmosphere and is conveniently close to local amenities and transportation links. This makes it an ideal choice for those who appreciate both tranquillity and accessibility.

In summary, this semi-detached bungalow in Waterford Green is a delightful property that combines comfort, convenience, and a welcoming environment. Whether you are looking to make it your first home or seeking a peaceful retreat, this bungalow is certainly worth considering.

GROUND FLOOR

PORCH

Entered via a double glazed French doors.

HALLWAY

Entered via a double glazed door, radiator, laminate flooring.



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LOUNGE

18'7 x 11'10 (5.66m x 3.61m)

Double doors leading through to the lounge with floor to ceiling double glazed window allowing lots of natural light flow through, radiator, coving, electric fire.



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KITCHEN

10'8 x 9' (3.25m x 2.74m)

Double glazed window, radiator, range of wall, base and drawer units with work tops, sink with drainer and mixer tap, gas hob, door to the garage.



BEDROOM ONE

12'2 x 13'10 (3.71m x 4.22m)

Double glazed French doors, radiator, range of fitted wardrobes and drawers.



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BEDROOM TWO

9'1 x 7'10 (2.77m x 2.39m)

Double glazed window, radiator, range of fitted wardrobes and drawers.



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SHOWER ROOM

6'1 x 7'10 (1.85m x 2.39m)

Double glazed window, double walk in shower with waterfall shower head, low level wc, wash hand basin set in a vanity unit, heated towel rail, upvc cladding to the walls and ceiling.



EXTERNALLY

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FRONT

Garden and tandem style drive providing off street parking.



SINGLE GARAGE

With an electric roller door, power and lighting.



REAR GARDEN

Enclosed matured garden with lawn, shrubs, trees and bushes, paved sitting area.

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: 6585a



MORTGAGE

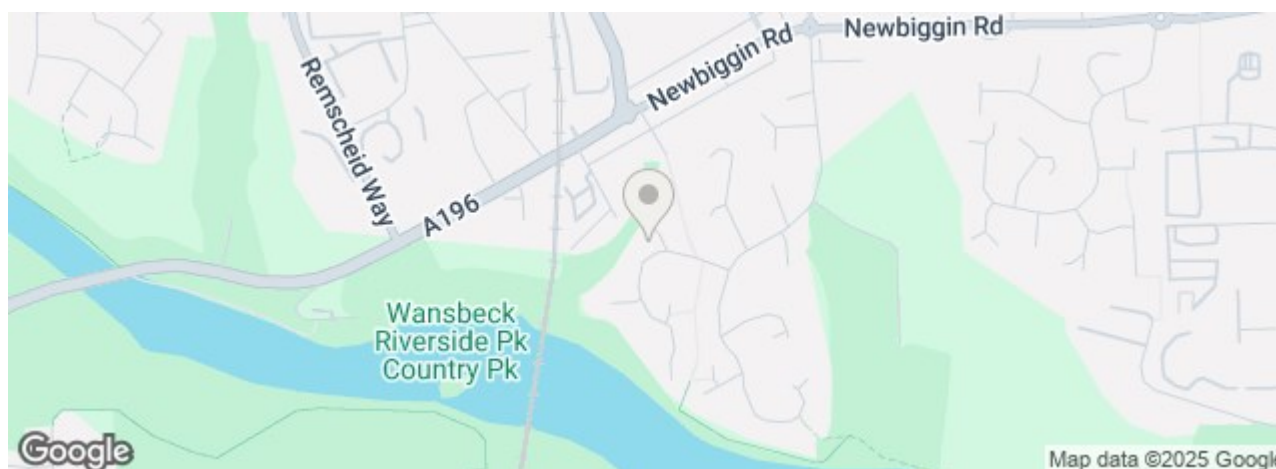
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	78
(55-68) D		
(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