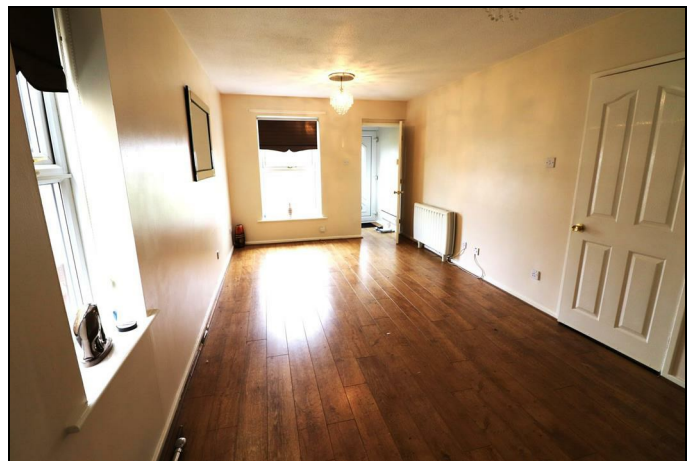


RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

26 OSIER COURT STAKEFORD NORTHUMBERLAND NE62 5UG



- TWO DOUBLE BEDROOMS
- NO ONWARD CHAIN
- EPC RATING E

- BUNGALOW
- COUNCIL TAX BAND A
- SPACIOUS LOUNGE

Offers Over £105,000

26 OSIER COURT STAKEFORD NORTHUMBERLAND NE62 5UG

****CUL-DE-SAC LOCATION**** a lovely two bedroom end terrace Leasehold (approximately 65 years remaining) BUNGALOW being sold with no ONWARD CHAIN. Ideally situated for Ashington or Morpeth town centre with its excellent transportation links and amenities. Benefits from double glazing, electric heating and a pleasant rear garden overlooking fields. Comprises of, entrance porch, spacious lounge, fitted kitchen, conservatory, two bedrooms, bathroom, lawned garden to the front, rear enclosed garden.

GROUND FLOOR

PORCH

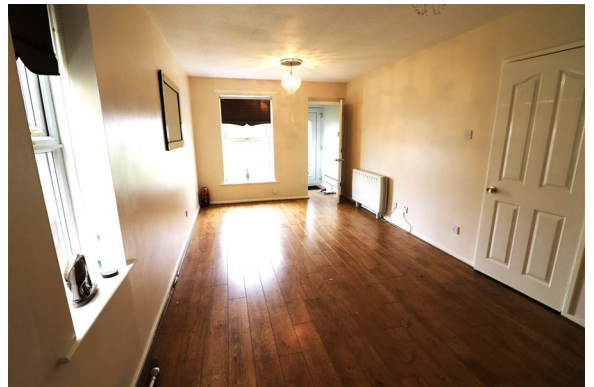
Entered via a double glazed door, double glazed window, electric heater.



LOUNGE

10' x 19'5 (3.05m x 5.92m)

Double glazed window, electric heater, laminate flooring.



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KITCHEN

9'11 x 9' (3.02m x 2.74m)

Double glazed window, range of wall, drawer and base units with work tops, electric oven and hob, tiled walls, tiled floor, double glazed door to the;



CONSERVATORY

11'11 x 17'6 (3.63m x 5.33m)

Double glazed windows, base unit which is plumbed under for a washing machine, double glazed door.



INNER LOBBY

Laminate flooring.



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MASTER BEDROOM

11'7 x 10'1 (3.53m x 3.07m)

Double glazed window, electric heater, storage cupboard, fitted wardrobes and drawers, laminate flooring.



BEDROOM TWO

10'10 x 9'2 (3.30m x 2.79m)

Double glazed window, electric heater, storage cupboard, fitted wardrobes and drawers.



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BATHROOM

Bath with shower over, low level wc, wash hand basin, heated towel rail, tiled to the walls and floor.



EXTERNALLY

FRONT

Garden to the front, gated access to the rear via the side.
PARKING BAY AT FRONT.



REAR

Enclosed paved garden to the rear, garden shed, views over the fields.



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.

Oracle Financial Planning Limited 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.

MATERIAL INFORMATION ASHINGTON

Material information is no substitute for professional advice, and consumers should be aware that the information collected may not accurately reflect the full extent of the property condition which would be covered through a home survey.

Efforts have been made to ascertain as much information as possible with regards to material information but this information is not exhaustive and cannot be fully relied upon, purchasers will need to seek further clarification from their legal advisor.

Electricity Supply - Mains

Water Supply - Mains

Sewerage Supply - Mains

Heating Supply - Electric

Broadband - Available - Including Ultrafast broadband. (Ofcom Broadband checker March 2024)

Flood Risk - River and Sea - Low Flood risk

Planning Permission - There are currently no planning permission for this property

<https://publicaccess.northumberland.gov.uk/online-applications/simpleSearchResults.do?action=firstPage>

Coalfield & Mining Areas - The Coal Authority indicate that this property is located on coalfield. Your legal advisor will be able to advise you of any implications of this.

There has been no failed transactions on the property, please contact us should you wish further information.

TENURE:

WE UNDERSTAND THE PROPERTY IS LEASEHOLD. HOWEVER, WE ARE NOT QUALIFIED TO VERIFY THE TENURE ON ANY PROPERTY AND YOUR SOLICITOR SHOULD BE CONSULTED REGARDING THIS.

VIEWING

BY APPOINTMENT WITH OUR ASHINGTON OFFICE (01670) 812145/ashington@rickard.uk.com

FILE NUMBER

PLEASE QUOTE REFERENCE NO: 6374A

MORTGAGE

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Energy Efficiency Rating

	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p>	<p>43</p>	<p>84</p>



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