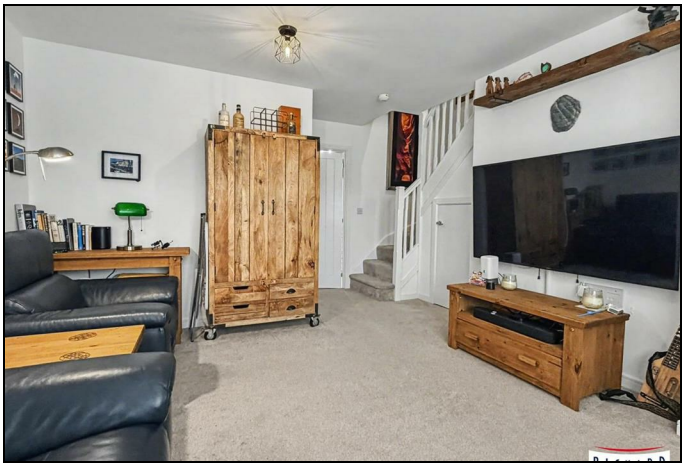
RICKARD
CHARTERED SURVEYORS & ESTATE AGENTS

ASHLEY GARDENS ST. MARY PARK MORPETH NE61 6BJ



- Three Bedroom Semi Detached
- Available With No Chain
- Open Plan Kitchen Diner
- Tenure: Freehold
- EPC Rating: B
- Popular Semi Rural Location
- Ensuite To Master Bedroom
- Double Driveway
- Council Tax Band: C
- Services: Mains Gas, Electric, Water & Drainage

Price £235,000

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Fax: 01670 518398
Email: morpeth@rickard.uk.com

01670 513533
www.rickard.uk.com

ASHLEY GARDENS ST. MARY PARK MORPETH NE61 6BJ

A well-positioned three-bedroom semi-detached home situated within the popular St Mary Park development in Stannington. Offered for sale with no further chain, the property provides well-proportioned accommodation and would make an ideal home for a range of buyers.

The accommodation briefly comprises an entrance porch, ground floor WC, lounge and open-plan kitchen/diner. To the first floor there is a master bedroom with en-suite, two further bedrooms and a family bathroom/WC.

Externally, the property benefits from a double driveway providing off-street parking and an easily maintained rear garden, providing a pleasant outdoor space with minimal upkeep.

St Mary Park is conveniently positioned for access to the nearby market town of Morpeth, approximately 5 miles away, which offers an extensive range of shops, restaurants, leisure facilities and schooling. Newcastle city centre is also readily accessible, while the A1 provides excellent road links both north and south. Newcastle International Airport is within easy reach, making the location particularly convenient for commuters and those requiring access to wider transport links.

The surrounding area also provides access to attractive countryside and a number of neighbouring villages, whilst the nearby towns of Ponteland and Morpeth offer a wider range of amenities.

An appealing modern home in a popular development, combining a convenient location with excellent access to Morpeth, Newcastle and the surrounding area.

ENTRANCE PORCH

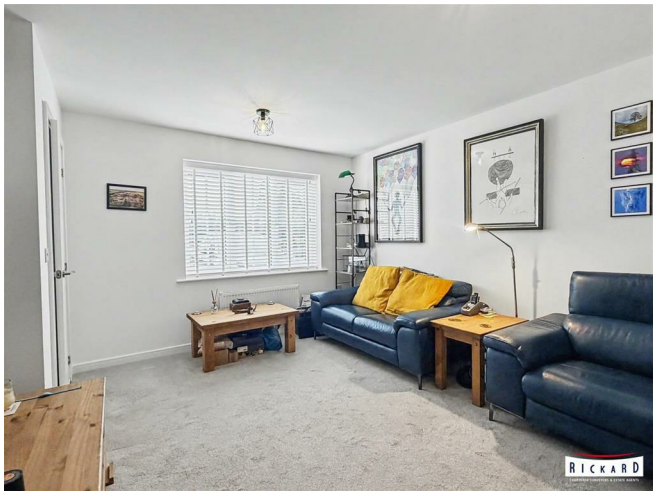
Entrance door to the front elevation, radiator and access to the ground floor WC.

GROUND FLOOR WC

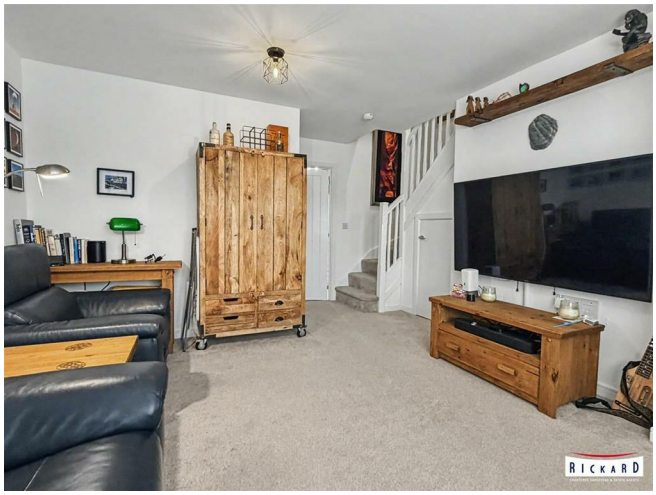
Fitted with a WC and wash hand basin, together with a radiator and extractor fan.

LOUNGE

A bright and welcoming reception room featuring a double-glazed window to the front elevation, radiator and staircase leading to the first floor.



ADDITIONAL IMAGE



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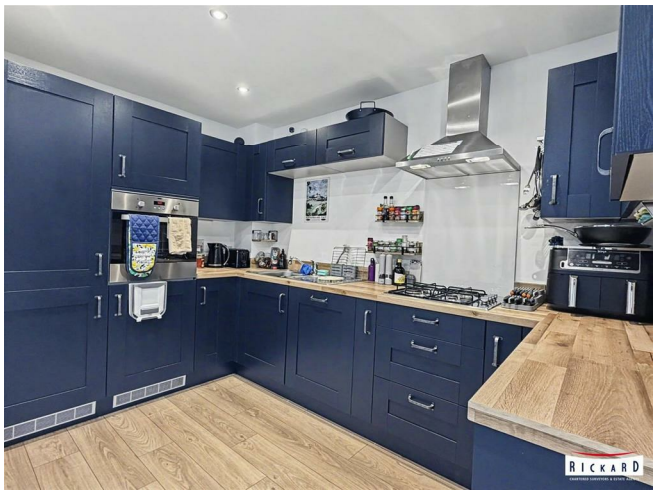
KITCHEN DINER

A stylish and well appointed open plan space, fitted with an excellent range of wall and base units complemented by roll top work surfaces and incorporating a 1½ bowl sink and drainer with mixer tap. Integrated appliances include an electric oven, gas hob with contemporary extractor hood, dishwasher, washer/dryer and fridge freezer. Double glazed French doors open directly onto the rear garden, creating a pleasant connection between the kitchen and outdoor space.



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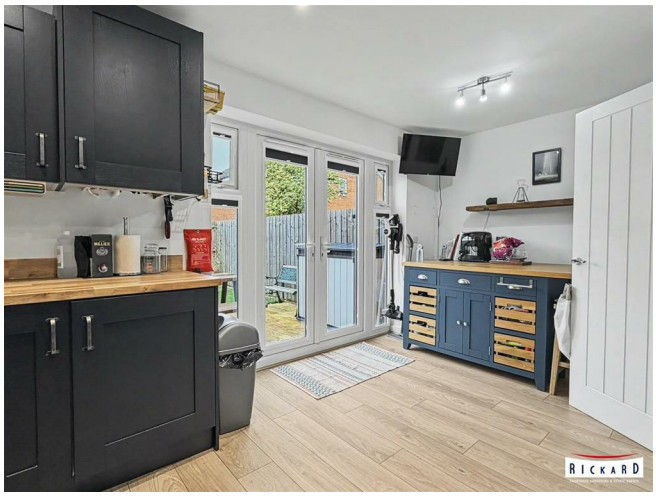

FIRST FLOOR LANDING

Providing access to first floor accommodation

BEDROOM ONE

A well proportioned principal bedroom with double glazed window overlooking the rear, radiator, built in storage cupboard and access to the ensuite shower room.

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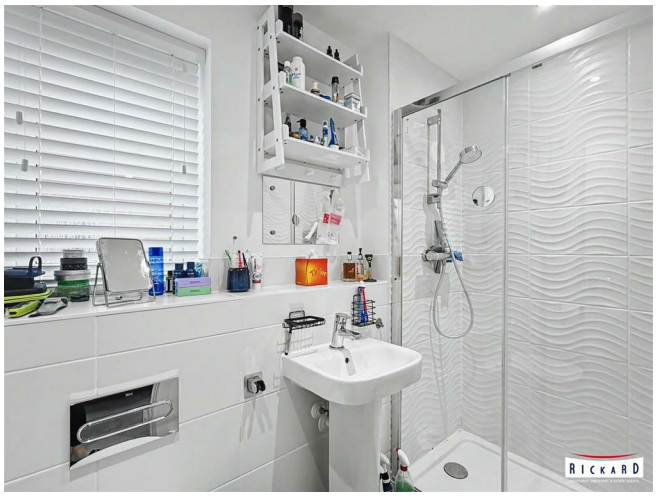
ADDITIONAL IMAGE

ENSUITE

A contemporary suite comprising WC, wash hand basin and mains-fed shower within a glazed shower enclosure. Double-glazed window to the side elevation and heated towel rail.



BEDROOM TWO

A well proportioned second bedroom with double glazed window to the front elevation and radiator.

BEDROOM THREE

Currently utilised as a dressing room, it has a double glazed window to the front elevation and radiator.

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BATHROOM/WC

Fitted with a contemporary suite comprising WC, wash hand basin and panelled bath. Double glazed window to the side elevation and radiator.

EXTERNALLY

To the front of the property is a double driveway providing off street parking. The rear garden is fully enclosed and designed for ease of maintenance, featuring an artificial lawn, paved patio area and garden shed.

OUTLOOK FROM FRONT

FLOOR PLAN

This plan is not to scale and is for identification purposes only.

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GENERAL 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.

As the agent we have not sought to verify the legal title of the property and verification must be obtained from a solicitor.

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.

GOOGLE MAPS - GENERAL NOTE

If you are using Google Maps, satellite or Street View please be aware that these may not show any new development in the area of the property.

MATERIAL INFORMATION

The building -
Semi detached house, standard brick and block construction
3 bedrooms, 2 bathrooms, 1 reception
Accessibility adaptations: None

Services
Mains electricity
Mains water
Mains foul drainage
Mains surface water drainage
Mains gas central heating
Heating features: Double glazing
Parking: Driveway, Off Street, and Private

Risks & restrictions
Not a listed building
Not in a conservation area
No tree preservation order
Coal mining area: yes
No specialist issues recorded

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

TENURE & COUNCIL TAX BAND

We have been advised that the property is Freehold.

We cannot verify the Tenure of the property as we do not have access to the documentation. Purchasers must ask their legal advisor to confirm the Tenure.

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FINANCIAL ADVICE

Why not take the next step toward securing the best mortgage deal for you by booking an appointment with Brian Boland, our experienced Independent Mortgage Adviser at McKenzie Financial Services LTD?

With years of industry experience and a wealth of knowledge, Brian has helped countless customers save money and make confident, informed choices when it comes to their mortgage. Whether you're a first-time buyer, moving home, or looking to remortgage, Brian will provide tailored advice to suit your unique needs and guide you through the entire process from start to finish.

Let’s work together to find the right mortgage solution for you—get in touch today and take that first step towards a better deal!

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 upon the successful completion of any mortgage application.

VIEWING ARRANGEMENTS

BY PRIOR ARRANGEMENT THROUGH OUR MORPETH OFFICE (01670) 513533

12H26AOAO

REFERRAL FEE DISCLOSURE

Rickard may recommend the services of selected solicitors or conveyancers. Where a client chooses to instruct a firm recommended by us, Rickard may receive a referral fee from that firm. This will be no more than £100 per individual instruction, or up to £200 where the firm is instructed to act for both the buyer and seller in the same transaction.

There is no obligation to use any solicitor or conveyancer recommended by Rickard, and you are free to appoint a legal representative of your own choosing.

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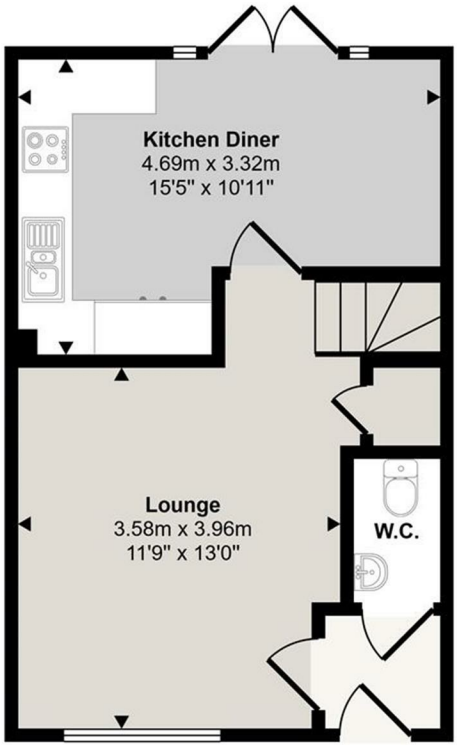
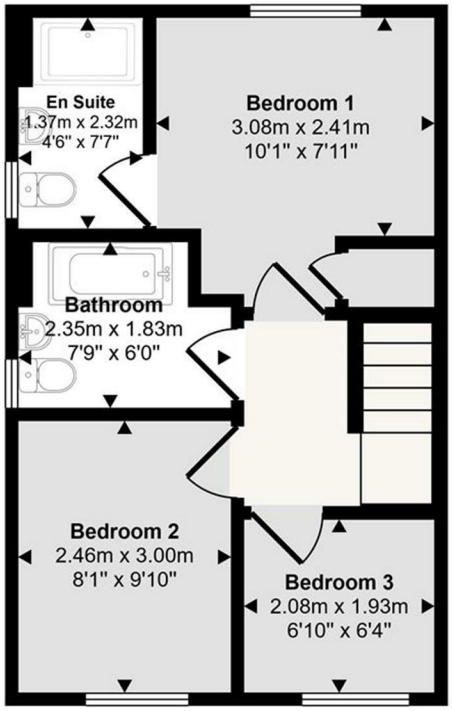
Approx Gross Internal Area
69 sq m / 747 sq ft

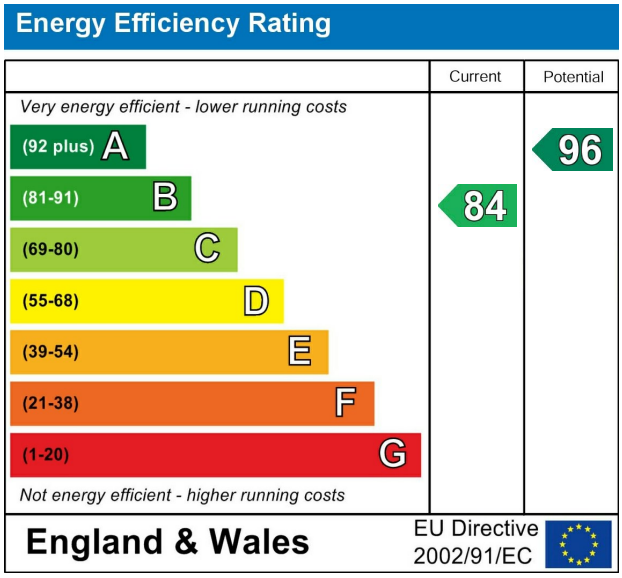


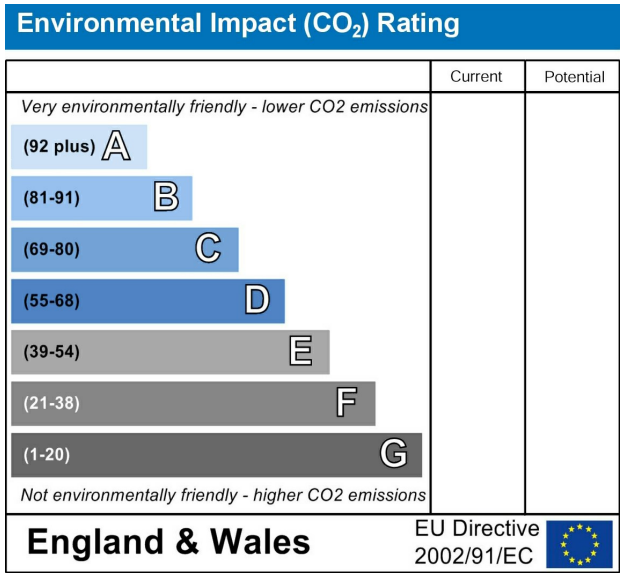


Ground Floor
Approx 35 sq m / 374 sq ft

First Floor
Approx 35 sq m / 374 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.


Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
84
96
England & Wales
EU Directive 2002/91/EC


Environmental Impact (CO_2) Rating
Current
Potential
Very environmentally friendly - lower CO2 emissions
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not environmentally friendly - higher CO2 emissions
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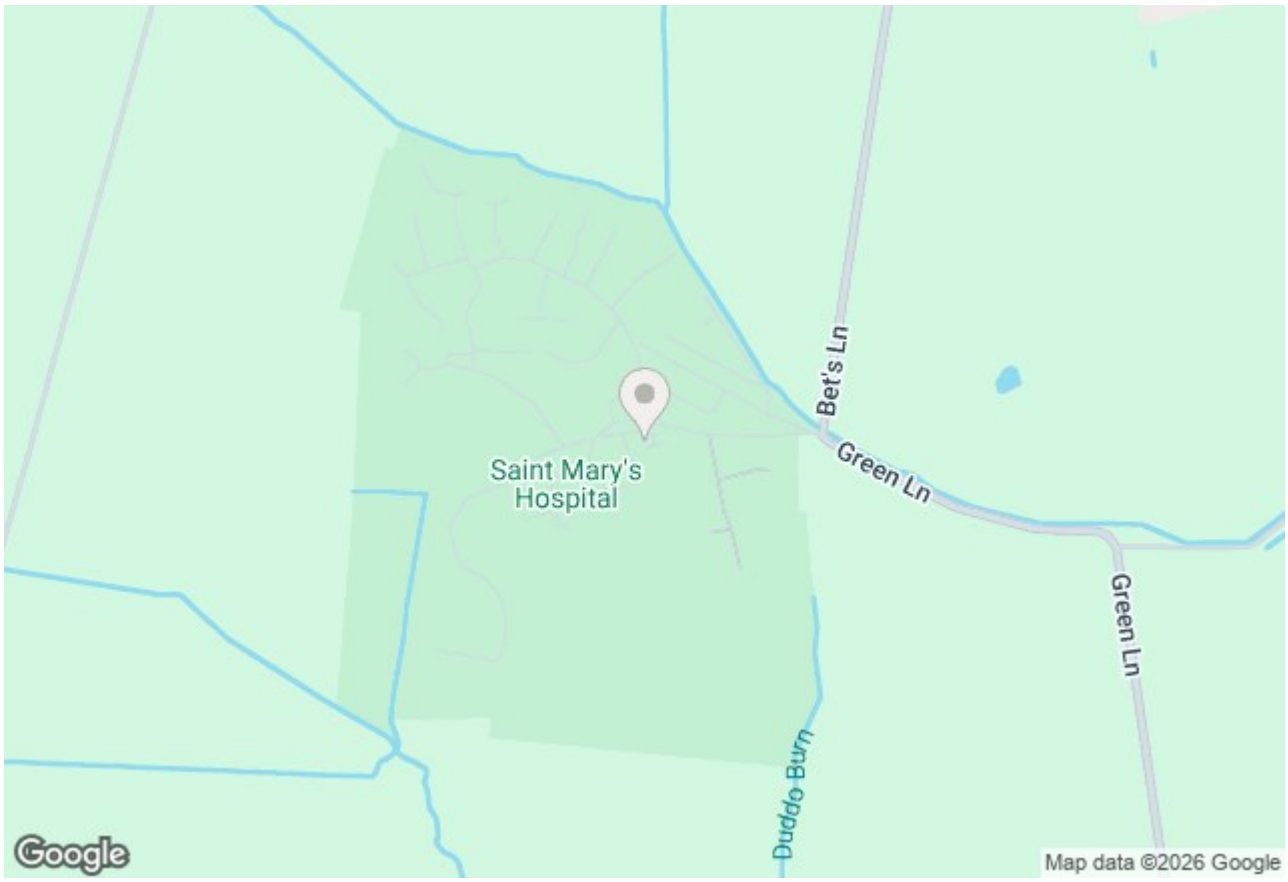
EU Directive 2002/91/EC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