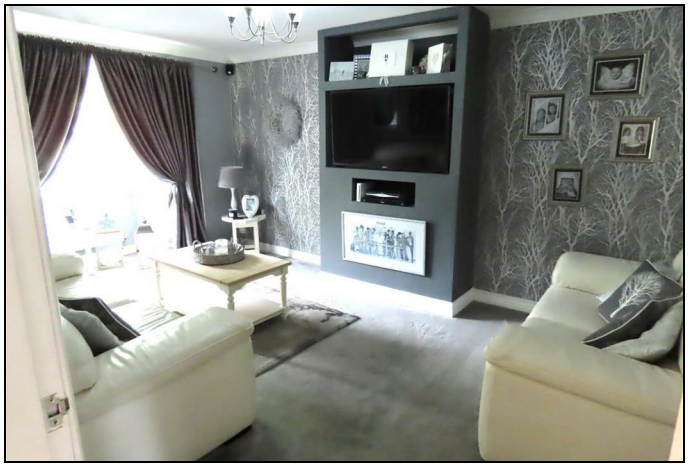
RICKARD
CHARTERED SURVEYORS & ESTATE AGENTS

24 ROTHBURY DRIVE PORTLAND PARK ESTATE ASHINGTON NORTHUMBERLAND NE63 8TQ







- FOUR BEDROOMED EXTENDED DETACHED HOUSE
- FREEHOLD PROPERTY
- COUNCIL TAX BAND D
- AMPLE PARKING AND GARAGE
- EPC RATING TBC
- MAINS GCH/ELECTRIC/WATER,DRAINAGE & SEWERAGE

Price £315,000

17/18 Laburnum Terrace, Ashington, Northumberland, NE63 0AJ
Fax: 01670 522765
Email: ashington@rickard.uk.com

01670 812145
www.rickard.uk.com

24 ROTHBURY DRIVE PORTLAND PARK ESTATE ASHINGTON NORTHUMBERLAND NE63 8TQ

Nestled within the sought-after Portland Park Estate, this impressive four-bedroom extended detached house presents an exceptional opportunity for families seeking a spacious and comfortable home. The property boasts an extended living, dining and kitchen area, providing ample space for both relaxation and entertaining.

The well-designed layout ensures that each room flows seamlessly into the next, creating a warm and inviting atmosphere. The four bedrooms offer plenty of room for family members or guests, while the two bathrooms provide convenience and privacy for all.

Set in a popular residential area, this home is ideally located, making it perfect for those who appreciate a community feel while still being close to local amenities. The surrounding neighbourhood is known for its accessibility, making it an ideal choice for families.

This detached house is not just a property; it is a place where memories can be made and cherished for years to come. With its impressive features and prime location, this family home is sure to attract interest. Do not miss the chance to make it your own.

GROUND FLOOR:

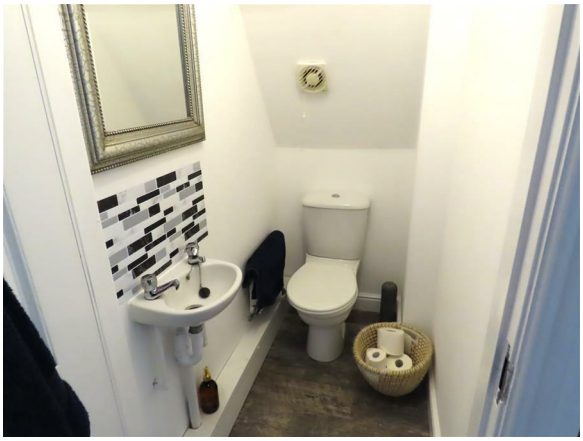
ENTRANCE HALL

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



CLOAKROOM OFF

Low level wc, wash hand basin, radiator, Karndean flooring.



24 ROTHBURY DRIVE PORTLAND PARK ESTATE ASHINGTON NORTHUMBERLAND NE63 8TQ

LOUNGE

11'1" x 18'4" into bay window (3.38m x 5.59m into bay window)
Double glazed bay window, two radiators, media wall.





STUDY

8'9" x 9'1" (2.67 x 2.77)
Double glazed window, radiator.





24 ROTHBURY DRIVE PORTLAND PARK ESTATE ASHINGTON NORTHUMBERLAND NE63 8TQ

OPEN PLAN DINING ROOM KITCHEN

23'9 x 20'10 (7.24m x 6.35m)

Two double glazed windows, Double glazed French doors leading to the rear, two radiators, three Velux windows to the ceiling, downlights, extensive range of modern, wall, base and drawer units with complimenting work tops, Platinum Rangemaster cooker with a induction five ring hob, contemporary built in Downdraft cooker hood, built in microwave oven, integrated dishwasher, double sink unit with drainer and mixer tap, Karndean flooring.

LOUNGE AREA



KITCHEN AREA





24 ROTHBURY DRIVE PORTLAND PARK ESTATE ASHINGTON NORTHUMBERLAND NE63 8TQ

DINING AREA





UTILITY ROOM
Double larder units, plumbed for washing machine, Karndean flooring.

FIRST FLOOR:

SPACIOUS LANDING
Built in storage cupboard.



24 ROTHBURY DRIVE PORTLAND PARK ESTATE ASHINGTON NORTHUMBERLAND NE63 8TQ

BEDROOM ONE

10'11" x 12'6" (3.33 x 3.81)

Double glazed bay window, radiator, coving.





EN SUITE SHOWER ROOM/W.C.

Double glazed window, shower cubicle, low level wc, wash hand basin, radiator.



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BEDROOM TWO

8'7" x 11'1" (2.62 x 3.38)

Double glazed window, radiator, coving.





BEDROOM THREE

8'4" x 9'2" (2.54 x 2.79)

Double glazed window, radiator, coving.



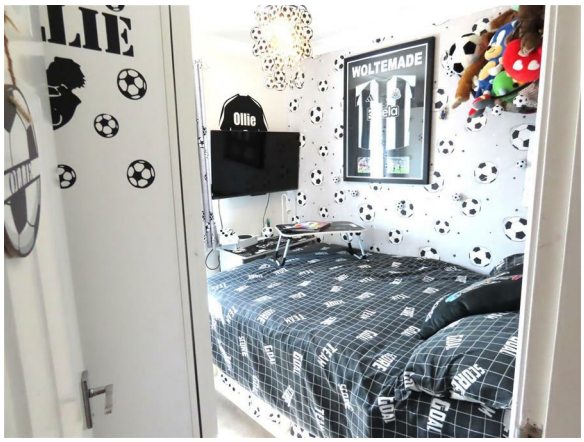


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BEDROOM FOUR

8'4" x 7'10" (2.54 x 2.39)

Double glazed window, radiator, coving.

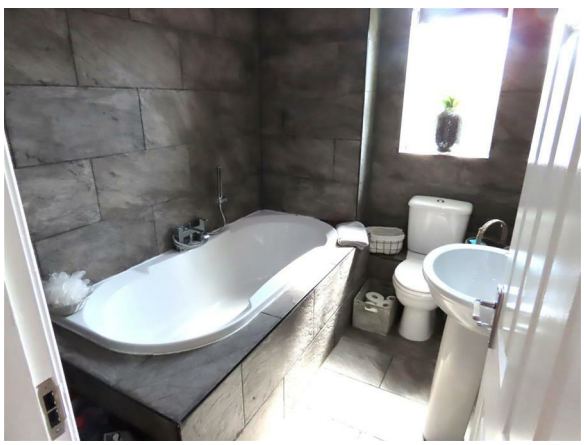






COMBINED BATHROOM/W.C.

With a contemporary bath, shower tap with shower head attachment, low level wc, wash hand basin, heated towel rail, low level wc, tiled walls and flooring, double glazed window, downlights to the ceiling with feature changing coloured lights above the bath.



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EXTERNALLY



FRONT GARDEN

Side path leading to the rear, graved, gated access to the front street, double electric socket.





REAR PATIO GARDEN

easily maintained and attractively laid out with astro turf, gated access to the double drive, door leading to the garage.



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GARAGE
Electric roller door, electric lighting and sockets.



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.

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

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 - Mains GCH
Broadband - Available - Including Ultrafast broadband. (Ofcom Broadband checker June 2026)

Flood Risk - River and Sea - Low Risk

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.

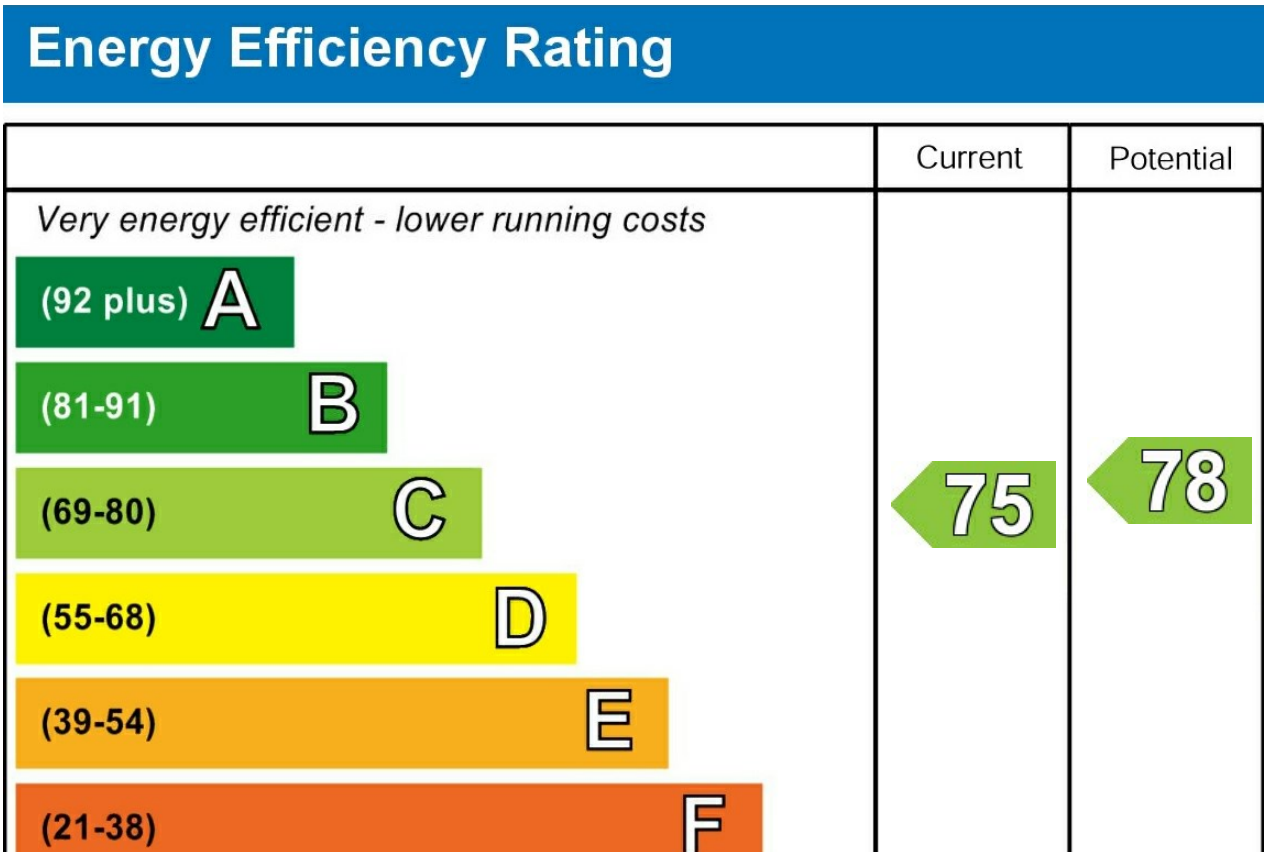
STANDARD INFORMATION
These particulars are produced in good faith, and are set out as a general guide only, they do not constitute part or all of an offer or contract.

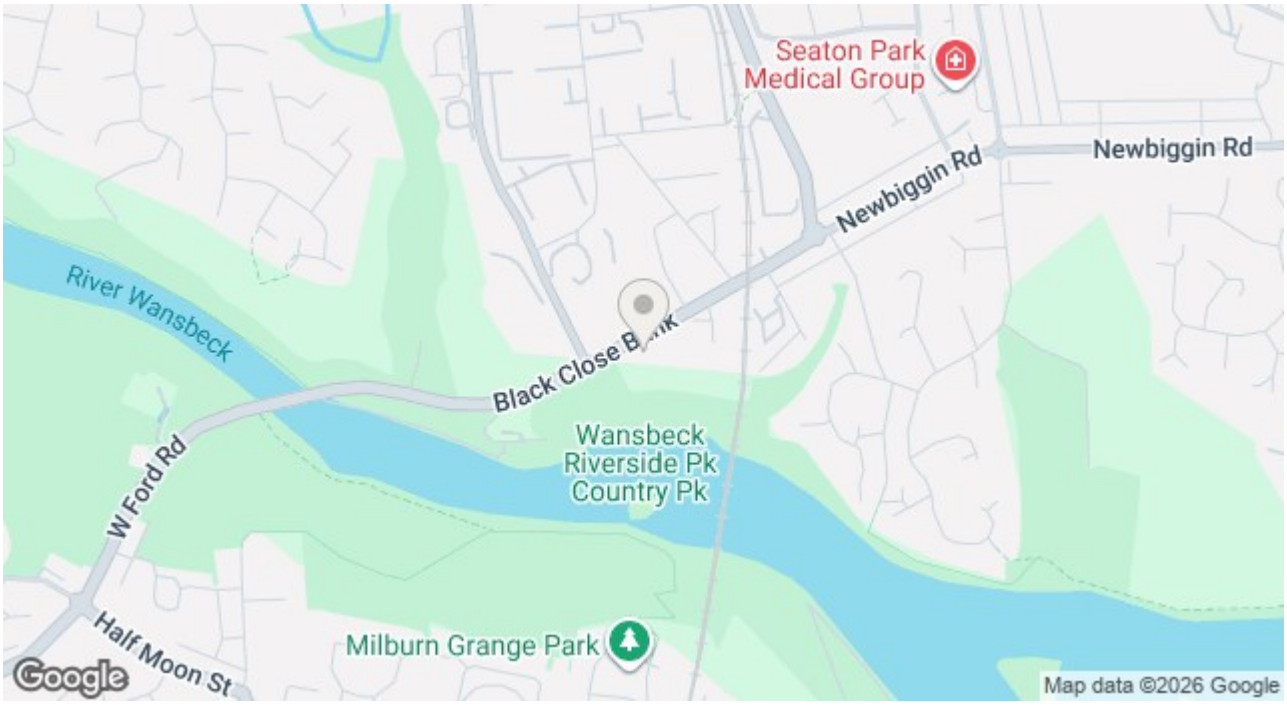
The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. No apparatus, equipment, fixtures, fittings or services have been tested and it is the buyer’s responsibility 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
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.





RICS
propertymark
The Property Ombudsman
www.rickard.uk.com

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VAT registration number 175 8808 19
Regulated by RICS

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