RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

MILE ROAD WIDDRINGTON NORTHUMBERLAND NE61 5QL

- Three Bedroom Terrace
- Double Glazing & Gas CH
- Close To Amenities
- Council Tax Band A
- Services: Mains Gas, Electric, Water & Drainage
- Available With No Chain
- Garage In Block
- EPC Rating: D
- Tenure: Freehold

Price £115,000

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MILE ROAD WIDDRINGTON NORTHUMBERLAND NE61 5QL

A three bedroom mid terrace home situated on Mile Road, Widdrington Station. The property is well positioned for convenient access to local amenities within Widdrington, including a Co-op with Post Office, doctors' surgery, first school and a range of community shops. Further comprehensive amenities are available in the nearby towns of Morpeth and Ashington, both offering a wider selection of supermarkets, retail outlets, cafés, restaurants, leisure facilities and transport links. Druridge Bay Country Park and the stunning Northumberland coastline are also within easy reach.

The accommodation benefits from double glazing and gas central heating and briefly comprises: entrance hall, lounge, dining room and kitchen to the ground floor, with a first floor landing leading to three bedrooms and a bathroom/WC. Externally, the property offers gardens to both the front and rear.

Suited to a range of purchasers, including first-time buyers and families, early viewing is highly recommended to appreciate the location and potential on offer.

ENTRANCE HALL

Entrance door to the front, radiator, stairs to the first floor.

LOUNGE

13'11" x 13'8" (4.25 x 4.17)
Measurement taken into alcoves.

Double glazed window to the front, radiator and a gas fire in decorative surround. Open plan to the Dining Area.

ADDITIONAL IMAGE

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DINING ROOM

8'10" x 8'7" (2.70 x 2.62)

Double glazed window to the rear, radiator.

KITCHEN

8'8" x 7'11" (2.66 x 2.43)

Fitted with wall and base units with roll top work surfaces, sink drainer unit with mixer tap and an integrated oven and hob with extractor hood. Double glazed window and external door to the rear, and an under stair storage cupboard.

FIRST FLOOR LANDING

BEDROOM ONE

11'9" x 10'4" (3.60 x 3.17)

Measurement excludes fitted wardrobes. Double glazed window to the front, radiator and fitted wardrobes.

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BEDROOM TWO
10'5" x 8'9" (3.19 x 2.68)
Measurement excludes cupboard.

Double glazed window to the rear, radiator and built in cupboard housing hot water tank.

BEDROOM THREE
8'10" x 6'2" (2.70 x 1.90)
Measurement includes area over stairs.

Double glazed window to the front, radiator.

BATHROOM/WC
Fitted with a low level wc, wash hand basin and a panelled bath with electric shower over. Double glazed window and heated towel rail.

EXTERNALLY
The rear of the property has an enclosed yard and there is a small garden to the front.

GARAGE
Single garage in a nearby block.

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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

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 regard 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 - Mains
Heating - Mains Gas
Broadband and Mobile - O2 - Excellent, Vodafone - Excellent, Three - Excellent, EE - Excellent
(Ofcom Broadband & Mobile Checker Feb 26).

Flood Risk - Rivers & Sea - Very Low. Surface Water - Very Low.

Planning Permission -

Coalfield & Mining Areas - Yes

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.

VIEWING ARRANGEMENTS

BY PRIOR ARRANGEMENT THROUGH OUR MORPETH OFFICE (01670) 513533

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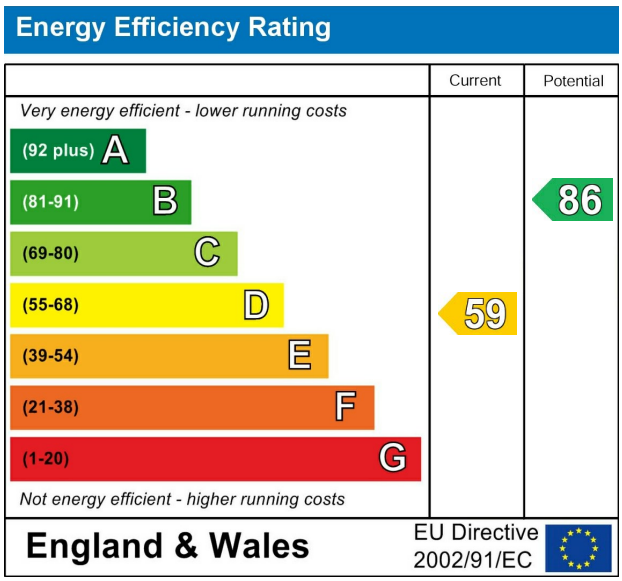

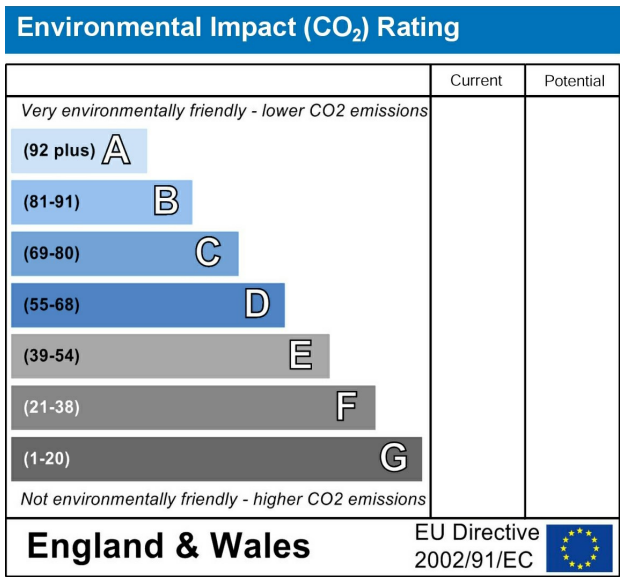

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NAEA National Association of Estate Agents
The Property Ombudsman
OnTheMarket.com
ISVA Independent Surveyors & Valuers Association PUTTING THE CLIENT FIRST
RICS