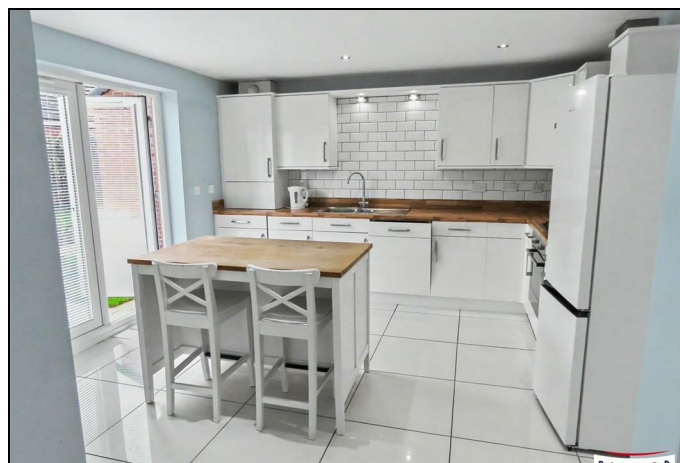
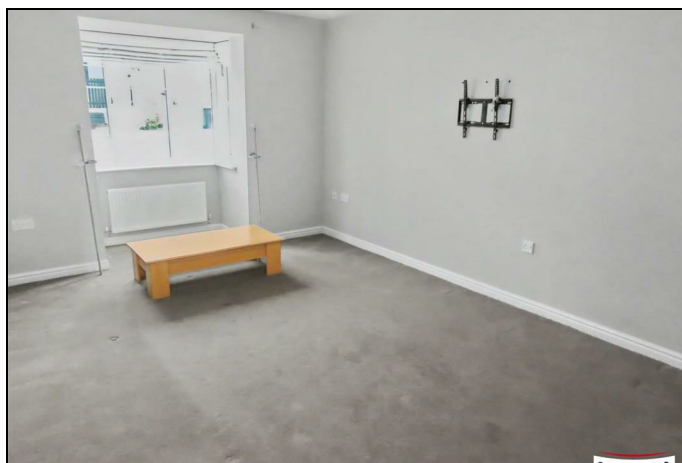


# RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

**10 WINGATE WAY ASHINGTON NE63 8SN**



- FOUR BEDROOMS
- EPC RATING C
- MAINS GCH/ELECTRIC/WATER,DRAINAGE & SEWERAGE

- DETACHED FAMILY HOME
- COUNCIL TAX BAND D
- FREEHOLD PROPERTY

**Price £260,000**

# 10 WINGATE WAY ASHINGTON NE63 8SN

Nestled in the desirable area of Wingate Way, Portland Estate, Ashington, this four-bedroom detached house presents an excellent opportunity for families seeking a new home. With no onward chain, you can move in without delay and start enjoying all that this property has to offer.

Upon entering, you will find two spacious reception rooms, perfect for both relaxation and entertaining guests. The heart of the home is the inviting family kitchen diner, which provides a warm and welcoming space for family meals and gatherings. The layout is designed to foster a sense of togetherness, making it an ideal setting for creating lasting memories.

The property boasts four well-proportioned bedrooms, offering ample space for family members or guests. The single bathroom is conveniently located to serve the needs of the household.

Outside, the tandem-style drive and garage provide practical solutions for parking and storage, ensuring that your vehicles and belongings are secure. The garden space offers potential for outdoor activities, gardening, or simply enjoying the fresh air.

This home is ideally located, providing easy access to local amenities, schools, and transport links, making it a perfect choice for families and professionals alike. With its appealing features and prime location, this detached house is a wonderful opportunity not to be missed.

## GROUND FLOOR

### HALLWAY

Entered via a double glazed door, radiator, marble effect tiled flooring.



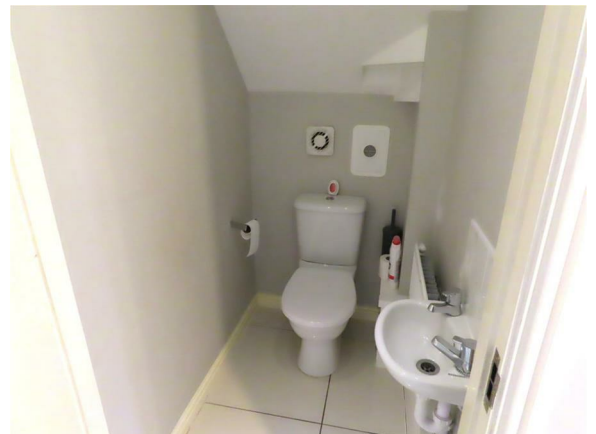
### STUDY

8'9 x 9' (2.67m x 2.74m)

Double glazed window, radiator.

### DOWNSTAIRS WC

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



# 10 WINGATE WAY ASHINGTON NE63 8SN

## LOUNGE

10'6 x 18'3 (3.20m x 5.56m)

Double glazed bay window, radiator.



## KITCHEN

13'3 x 12'10 (4.04m x 3.91m)

Double glazed French doors with fitted blinds, radiator, range of modern wall, base and drawer units with complimenting work tops, modern tiled splash backs, built in oven, gas hob with extractor hood above, integrated washing machine and dishwasher, marble effect tiled flooring.



# 10 WINGATE WAY ASHINGTON NE63 8SN

## DINING AREA

11'5 x 8'9 (3.48m x 2.67m)

Double glazed window, radiator, marble effect tiled flooring.



## FIRST FLOOR LANDING

Access to the loft, storage cupboard.



## MASTER BEDROOM

11'11 x 14'11 (3.63m x 4.55m)

Double glazed bay window, radiator.



# 10 WINGATE WAY ASHINGTON NE63 8SN

## EN-SUITE

Shower cubicle, low level wc, wash hand basin, radiator, tiled walls.



## BEDROOM TWO

9'6 x 8'5 (2.90m x 2.57m)

Double glazed window, radiator.



## BEDROOM THREE

10'9 x 11'5 (3.28m x 3.48m)

Double glazed window, radiator.



## BEDROOM FOUR

8'9 x 8'5 (2.67m x 2.57m)

Double glazed window, radiator.



# 10 WINGATE WAY ASHINGTON NE63 8SN

## BATHROOM

Bath with a shower tap fitment, low level wc, wash hand basin, heated towel rail, tiled walls.



## EXTERNALLY



## FRONT

garden to the front, side access to the rear garden.

## DRIVE AND GARAGE

Tandem style drive leading to the garage with an electric up and over door, power and lighting, additional door to the rear garden.



# 10 WINGATE WAY ASHINGTON NE63 8SN

## REAR

Enclosed garden which is mainly laid to lawn, paved patio area, pergola



## 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.

## 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

Planning Permission - There are currently no planning permission for 10 Wingate Way

<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.

# 10 WINGATE WAY ASHINGTON NE63 8SN

## 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: 6660A



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.**

# Energy Efficiency Rating

|                                             | Current   | Potential |
|---------------------------------------------|-----------|-----------|
| Very energy efficient - lower running costs |           |           |
| (92 plus) <b>A</b>                          |           |           |
| (81-91) <b>B</b>                            |           | <b>87</b> |
| (69-80) <b>C</b>                            | <b>75</b> |           |
| (55-68) <b>D</b>                            |           |           |
| (39-54) <b>E</b>                            |           |           |
| (21-38) <b>F</b>                            |           |           |

