

RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

**26 RAVENSHILL DRIVE WELLHEAD DENE ASHINGTON NORTHUMBERLAND
NE63 8XU**



- MODERN SEMI DETACHED
- REFITTED MODERN KITCHEN
- COUNCIL TAX BAND B
- GAS, ELECTRIC, WATER, DRAINAGE AND SEWERAGE
- SPACIOUS LOUNGE
- POPULAR RESIDENTIAL LOCATION
- EPC RATING C
- LEASEHOLD PROPERTY

Price £195,000

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Welcome to this charming three-bedroom semi-detached house located in the desirable Wellhead Dene. Nestled within a popular residential estate, this modern property offers a perfect blend of comfort and convenience, making it an ideal family home.

As you enter, you will find a spacious reception room that provides a warm and inviting atmosphere, perfect for both relaxation and entertaining. The heart of the home is undoubtedly the refitted kitchen/diner, which boasts contemporary fixtures. The property also features a well-appointed bathroom. Newly fitted double glazing.

There are three bedrooms, providing plenty of space for family members or guests. Each room is filled with natural light, creating a bright and airy feel throughout the home.

Outside, a drive leads to the garage, offering convenient off-street parking and additional storage options. The property is offered with no onward chain, allowing for a smooth and hassle-free purchase process.

This semi-detached house in Wellhead Dene is not just a home; it is a lifestyle choice, situated in a community that is both welcoming and vibrant. With its modern amenities and prime location, this property is sure to attract interest. Do not miss the opportunity to make this delightful house your new home.

GROUND FLOOR

FRONT ENTRANCE

Entered via a double glazed door.



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LOUNGE

14'8" x 17'10" (4.47 x 5.43)

Newly fitted double glazed door, radiator, newly fitted carpet, doors to;



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KITCHEN/DINER

14'8" x 9'8" (4.47 x 2.94)

Range of newly fitted wall, base and drawer units with complimenting work tops and matching upstands, sink with drainer and mixer tap, built in oven, hob with extractor hood above, laminate flooring, double glazed French doors leading out to the rear garden.



FIRST FLOOR

26 RAVENSHILL DRIVE WELLHEAD DENE ASHINGTON NORTHUMBERLAND NE63 8XU

LANDING

Double glazed window, newly fitted carpet flooring.



MAIN REAR BEDROOM

7'11" x 10'7" (2.41 x 3.23)

Newly fitted double glazed window, radiator, new carpet flooring.



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SECOND FRONT BEDROOM

7'10" x 10'11" (2.38 x 3.32)

Newly fitted double glazed window, radiator, new carpet flooring.



THIRD FRONT BEDROOM

6'7" x 8'0" (2.00 x 2.43)

Newly fitted double glazed window, radiator, new carpet flooring.



BATHROOM

6'3" x 7'1" (1.90 x 2.15)

Newly fitted double glazed window, bath, low level wc, wash hand basin, upvc cladding splash back.



ATTACHED GARAGE

With electric/power supply. Gas central heating boiler.



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REAR GARDEN

Side access via a gate, patio area with steps up to the lawn.



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FRONT GARDEN

Laid to lawn, with a drive providing off street parking.



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

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.

TENURE:

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

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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 Dec 2025)

Flood Risk - River and Sea - Low 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.

VIEWING

BY APPOINTMENT WITH OUR ASHINGTON OFFICE (01670) 812145/ashington@rickard.uk.com. FILE NO 6616A



MORTGAGE

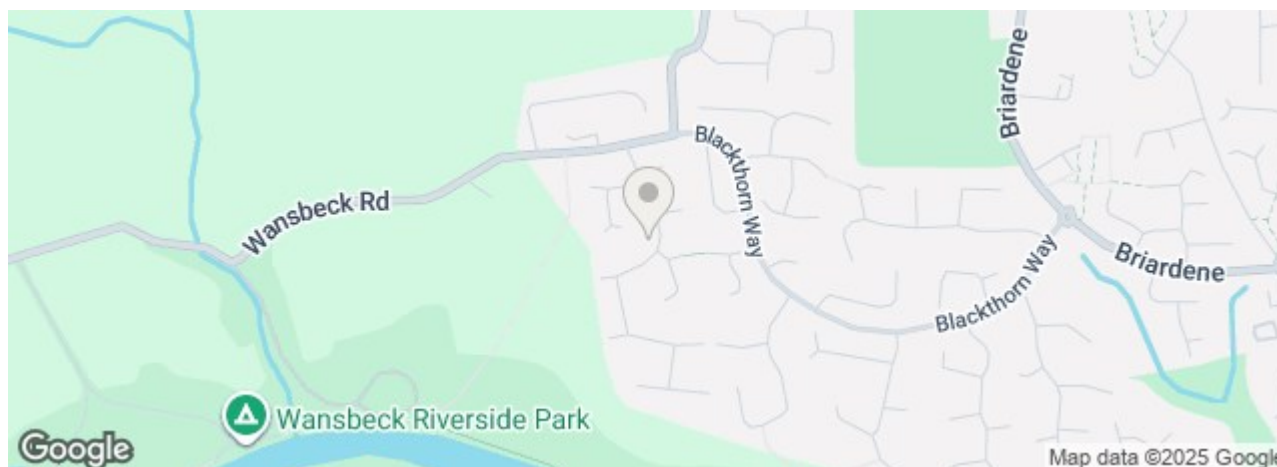
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	71
(55-68) D		
(39-54) E		
(21-38) F		



17/18 Laburnum Terrace, Ashington NE63 0JA Tel: 01670 812145 Fax: 01670 522765 Email: ashington@rickard.uk.com
 25 Newgate Street, Morpeth NE61 1AW Tel: 01670 513533 Fax: 01670 518398 Email: morpeth@rickard.uk.com
 6 Havelock Street, Blyth NE24 1AB Tel: 01670 356613 Fax: 01670 369155 Email: blyth@rickard.uk.com