

# RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

**30 MITFORD GARDENS WANSBECK ESTATE STAKEFORD  
NORTHUMBERLAND NE62 5YR**



- SET ON A CORNER PLOT
- BUNGALOW
- EPC RATING E
- MAINS GCH/ELECTRIC/WATER,DRAINAGE & SEWERAGE
- TWO DOUBLE BEDROOMS
- NO ONWARD CHAIN
- COUNCIL TAX BAND B
- FREEHOLD

**Price £195,000**

# 30 MITFORD GARDENS WANSBECK ESTATE STAKEFORD NORTHUMBERLAND NE62 5YR

Nestled in Mitford Gardens, Choppington, this delightful semi-detached bungalow offers a perfect blend of comfort and convenience. Built in 1965, the property boasts a generous living space, making it an ideal home.

The bungalow features two spacious double bedrooms, providing ample room for relaxation and rest. The well-appointed reception room serves as a welcoming space for entertaining guests or enjoying quiet evenings at home

Set on a desirable corner plot, this home benefits from wrap-around gardens that offer a lovely outdoor space for gardening, relaxation, or family activities. The gardens enhance the property's appeal, providing a tranquil setting to enjoy the outdoors.

Parking is a breeze with space available for two vehicles, adding to the convenience of this home. Located in a popular residential area, the bungalow is well-positioned for access to local amenities, schools, and transport links, making it an excellent choice for those looking to settle in a friendly community.

In summary, this semi-detached bungalow in Mitford Gardens is a wonderful opportunity for anyone seeking a comfortable and inviting home in a sought-after location. With its spacious layout, beautiful gardens, and convenient parking, it is sure to attract interest from a variety of buyers.

## GROUND FLOOR

### HALLWAY

Radiator, coving, double storage cupboard.



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## LOUNGE/DINING ROOM

25'4 x 11' narrowing to 21'9 x 9'11 (7.72m x 3.35m narrowing to 6.63m x 3.02m)

Two double glazed windows, three radiators, coving.





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## KITCHEN

11'4 x 10'8 (3.45m x 3.25m)

Double glazed window, radiator, range of wall, base and drawer units with work tops, eye level double oven, hob, tiled walls, double glazed door.



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## BATHROOM

6'11 x 6'10 (2.11m x 2.08m)

Double glazed window, radiator, bath with shower over, wash hand basin and wc set in a vanity unit, tiled walls, downlights to the ceiling.



## MASTER BEDROOM

16'6 x 10'1 (5.03m x 3.07m)

Double glazed window, radiator, coving, storage cupboards.



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## BEDROOM TWO

13'2 x 10'9 (4.01m x 3.28m)

Double glazed bay window, radiator, good range of fitted wardrobes.



## EXTERNALLY





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## FRONT AND SIDE

Corner garden which is laid to lawn with borders and shrubs



## REAR

Garden to the rear, which is laid to lawn.



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## GARAGE/DRIVE

Double drive, single attached garage with an electric door.



## 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.

## 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.

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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 Feb 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.

## VIEWING

BY APPOINTMENT WITH OUR ASHINGTON OFFICE (01670) 812145/ashington@rickard.uk.com. 6621A



## MORTGAGE

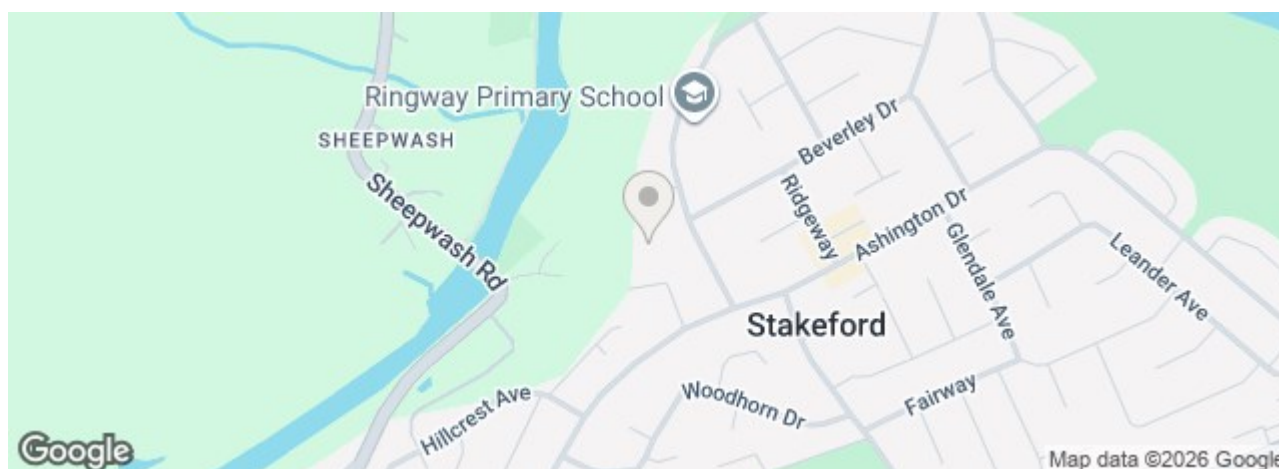
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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		70
(55-68) <b>D</b>		
(39-54) <b>E</b>	44	
(21-38) <b>F</b>		



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