

RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

**6 STONECROSS SOUTH GREEN LANE ASHINGTON NORTHUMBERLAND
NE63 8EE**



- EXTENDED END TERRACE HOUSE
- LARGER STYLE LOUNGE
- MODERN SHOWER ROOM
- COUNCIL TAX BAND A

- TWO SPACIOUS BEDROOMS
- REFITTED KITCHEN
- OFF STREET PARKING
- EPC RATING D

Price £115,000

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Situated in a cul-de-sac on Stonecross, this delightful extended end terrace house presents an excellent opportunity for both first-time buyers and those seeking a comfortable family home. The property boasts two spacious double bedrooms, providing ample space for relaxation and rest. The well-appointed bathroom ensures convenience for daily routines.

Upon entering, you will find two inviting reception rooms, perfect for entertaining guests or enjoying quiet evenings with family. The property benefits from off-street parking for one vehicle, a valuable feature in this cul-de-sac. With local amenities and schools just a stone's throw away, this home is ideally situated for families and professionals alike, offering both convenience and a sense of community.

GROUND FLOOR

FRONT ENTRANCE PORCH

Entered via a double glazed door.

GENEROUS LOUNGE

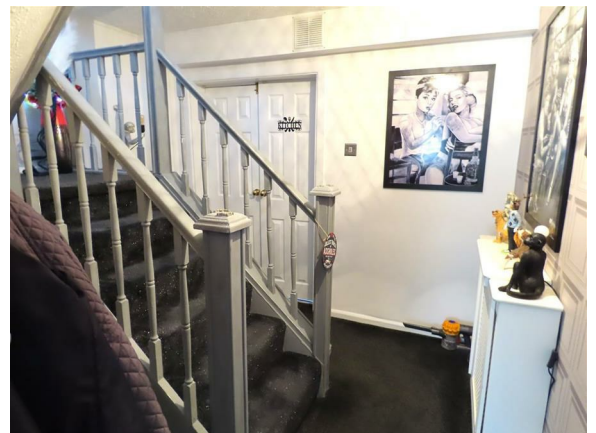
17'9" x 12'4" (5.41 x 3.76)

Double glazed window, two radiators, fire surround with wood back and hearth, living flame fire inset.



INNER HALL

Storage cupboard, radiator, double doors to;



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KITCHEN

16'10" x 8'2" (5.13 x 2.49)

Refitted high gloss wall, base and drawer units with complimenting work tops and matching upstands, sink with drainer and mixer tap, oven, hob, heated towel rail, double glazed window, double glazed door.



DININGROOM

7'3" x 10'1" (2.21 x 3.07)

Radiator.

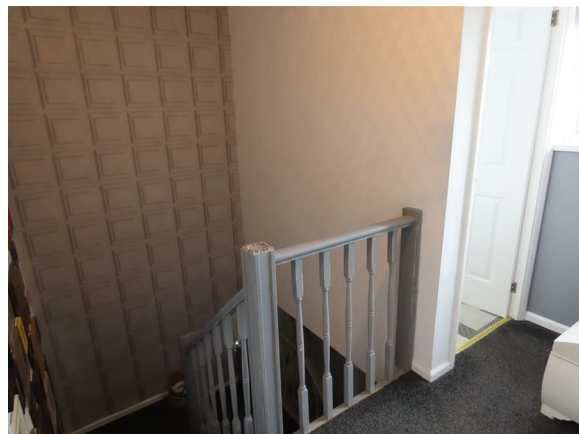


FIRST FLOOR

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LANDING

Double glazed window.



MASTER BEDROOM

10'1" x 14'2" (3.07 x 4.32)

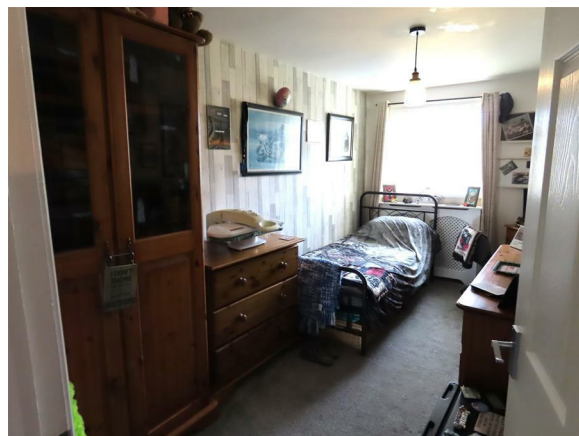
Double glazed window, radiator, wall to wall fitted wardrobes.



BEDROOM TWO

7'4" x 14'2" (2.24 x 4.32)

Double glazed window, radiator.



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SHOWER-ROOM

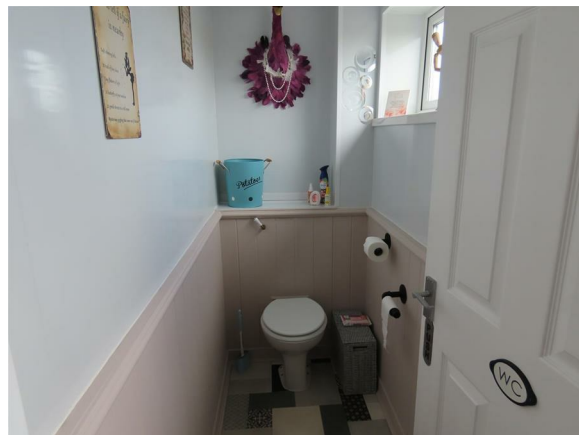
7'4" x 6'1" (2.24 x 1.85)

Double glazed window, shower cubicle, low level wc, wash hand basin set in a vanity unit, heated towel rail, half paneling to the walls, upvc cladding to the ceiling.



SEPARATE TOILET

Double glazed window, low level wc, half paneling to the walls.

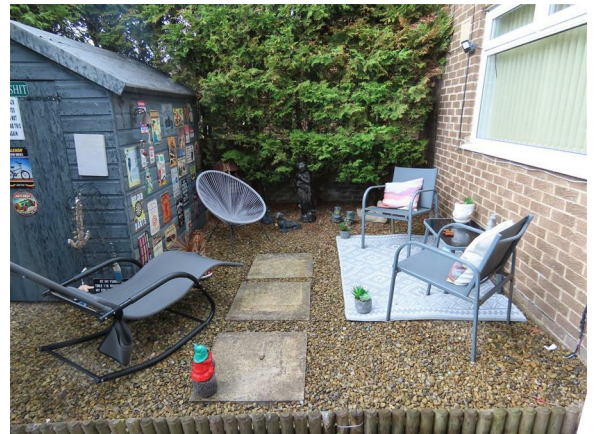


EXTERNALLY

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SMALL FRONT GARDEN

Enclosed garden to the front with gated access to the street.



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REAR GARDEN / PARKING

Double gates providing off street parking to the rear yard which is paved, out building which has power and electric fitted.



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

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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: 6587A



MORTGAGE

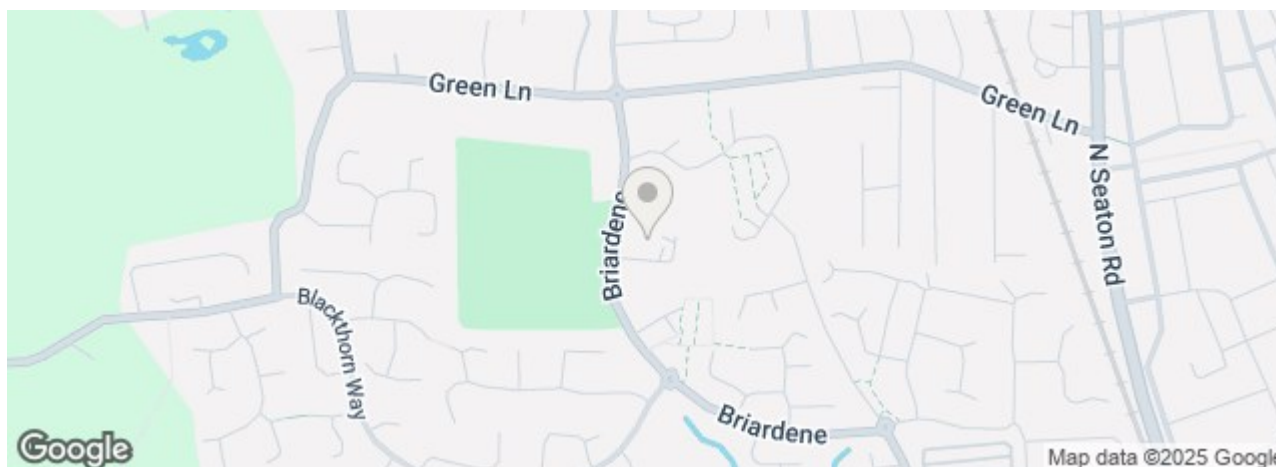
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	59	
(39-54) E		
(21-38) F		



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