

# RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

**26 PENNINE DRIVE WANSBECK MANOR ASHINGTON NORTHUMBERLAND  
NE63 0TE**



- DETACHED BUNGALOW
- CUL-DE-SAC LOCATION
- EPC RATING D

- TWO DOUBLE BEDROOMS
- NO ONWARD CHAIN
- COUNCIL TAX BAND C

**Price £200,000**

# 26 PENNINE DRIVE WANSBECK MANOR ASHINGTON NORTHUMBERLAND NE63 0TE

**\*\*SOUGHT AFTER LOCATION\*\*** a two bedroom detached bungalow, situated on the popular Wansbeck Manor Estate. Benefits from gas central heating, double glazing and also benefits from being sold with NO ONWARD CHAIN. Comprises of a entrance hall, light and spacious lounge dining room, breakfasting kitchen, shower room, two bedrooms. Externally there is a lawned garden to the front, tandem style drive, garage gated access to the rear enclosed low maintenance garden. Early internal inspection highly recommended.

## **ENTRANCE HALL**

Entered via a double glazed door, radiator, laminate flooring, storage cupboard, coving.



## **LOUNGE DINING ROOM**

*13'7 x 19'10 maximum (4.14m x 6.05m maximum)*

Double glazed bow window and additional double glazed window, two radiators, coving.



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**ADDITIONAL LOUNGE IMAGE**



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### BREAKFASTING KITCHEN

8' x 11'2 (2.44m x 3.40m)

Double glazed window, radiator, range of wall base and drawer units, integrated fridge, plumbed for washing machine, gas hob with extractor fan above, double eye level oven, sink with drainer and mixer tap, tiled walls, tiled floor, upvc cladding to the ceiling.



### SHOWER ROOM

Double shower cubicle, low level wc, wash hand basin, radiator, storage cupboard housing the combi boiler, tiled walls, tiled floor, upvc cladding to the ceiling, double glazed window.



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## BEDROOM ONE

10'9 x 9'8 (3.28m x 2.95m)

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



## BEDROOM TWO

7'3 x 9'4 (2.21m x 2.84m)

Double glazed window, radiator.



## EXTERNALLY

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## FRONT

Lawned garden, tandem style paved drive, gated access to the rear garden.



## SINGLE DETACHED GARAGE

With an up and over door, double glazed door leading to the garden.



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## REAR GARDEN

Enclosed garden, paved and Astro turf.



## ADDITIONAL GARDEN IMAGE



## 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.

Oracle Financial Planning Limited 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.

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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.

## 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 August 2024)

Flood Risk - River and Sea - Low Risk

Planning Permission - There are currently no planning permission for 26 Pennine 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.

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**MORTGAGE**

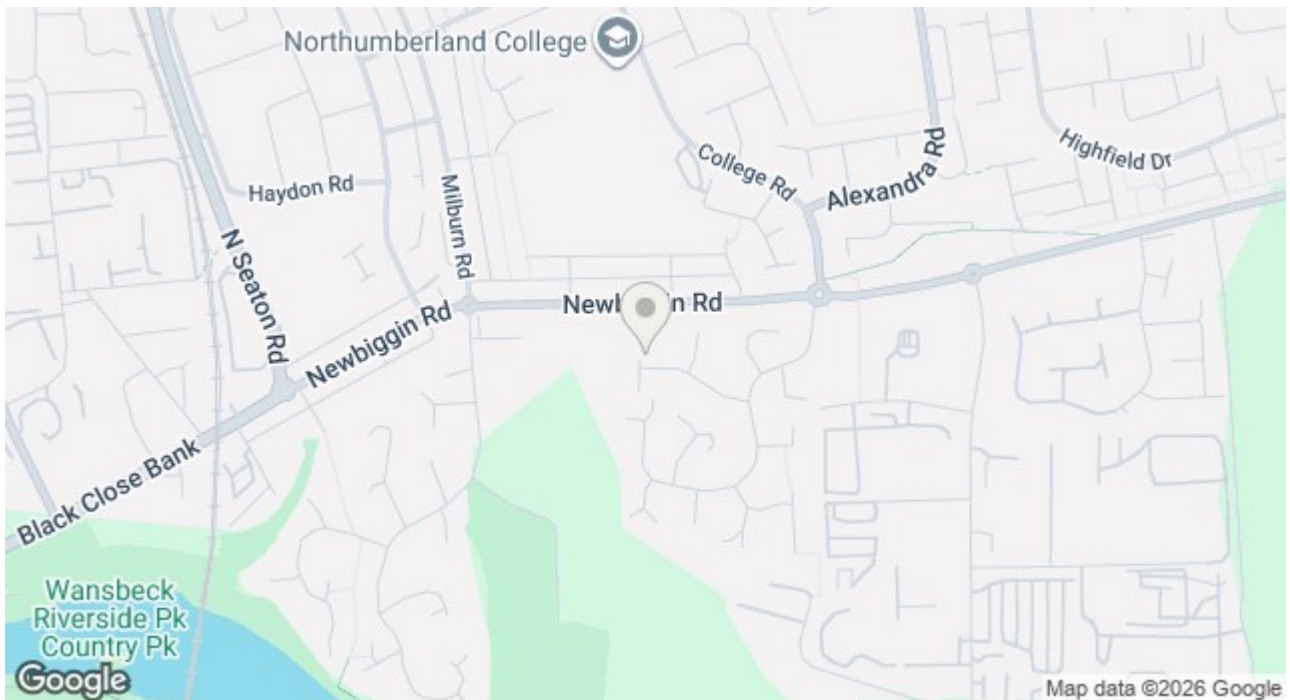
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# Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		



[www.rickard.uk.com](http://www.rickard.uk.com)

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