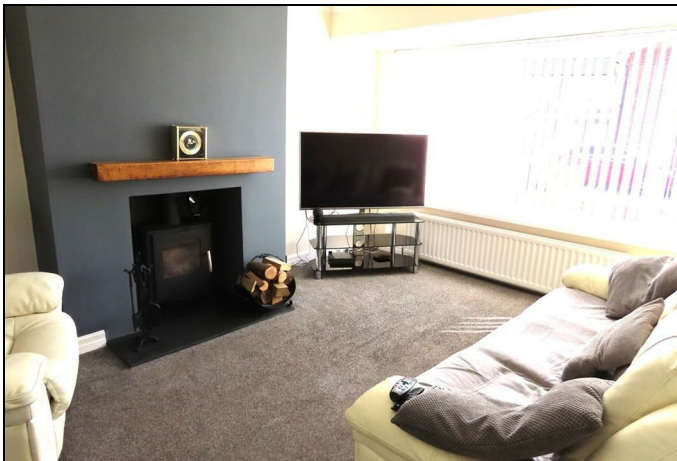


# RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

**59 WOODHORN DRIVE WANSBECK ESTATE STAKEFORD  
NORTHUMBERLAND NE62 5ES**



- THREE BEDROOMS
- FREEHOLD PROPERTY
- COUNCIL TAX BAND B

- SEMI DETACHED HOUSE
- EPC RATING C
- MAINS GCH/ELECTRIC/WATER,DRAINAGE & SEWERAGE

**Price £185,000**

# 59 WOODHORN DRIVE WANSBECK ESTATE STAKEFORD NORTHUMBERLAND NE62 5ES

Nestled in the sought-after Wansbeck Estate on Woodhorn Drive, this charming semi-detached house presents an excellent opportunity for families seeking a comfortable and convenient home. Boasting three bedrooms, this property is designed to cater to the needs of modern family living.

Upon entering, you are welcomed into a spacious reception room that offers a warm and inviting atmosphere, perfect for both relaxation and entertaining. The layout is practical, ensuring that every corner of the home is utilised effectively. The property also features a well-appointed bathroom, providing essential facilities for family life.

One of the standout features of this home is the ample parking space, accommodating up to two vehicles, which is a rare find in many residential areas. The outdoor space is equally appealing, offering a manageable garden area that can be transformed into a delightful retreat for children to play or for hosting summer gatherings.

Situated in a popular residential location, this property is conveniently close to local amenities and schools, making it an ideal choice for families. The surrounding area is known for its friendly community and accessibility, ensuring that everything you need is just a stone's throw away.

In summary, this semi-detached house on Woodhorn Drive is a fantastic family home that combines comfort, practicality, and a prime location. It is a perfect opportunity for those looking to settle in a vibrant community while enjoying the benefits of modern living. Do not miss the chance to make this delightful property your new home.

## GROUND FLOOR

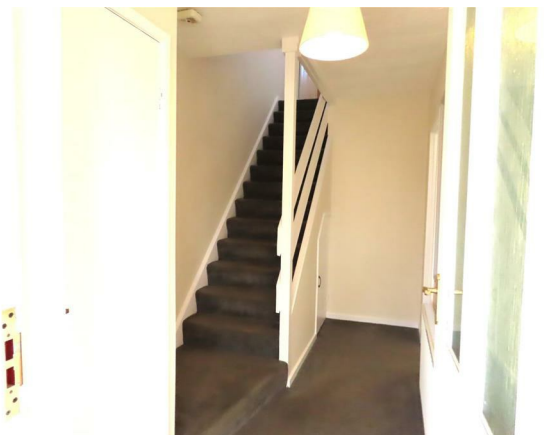
### PORCH

Entered via a double glazed door, double glazed windows, tiled floor.



### HALL

Entered via a double glazed door, radiator, two storage cupboards.



# 59 WOODHORN DRIVE WANSBECK ESTATE STAKEFORD NORTHUMBERLAND NE62 5ES

## LOUNGE

12'1 x 13'9 (3.68m x 4.19m)

Double glazed door, radiator, log burning stove sat on a hearth with a chunky mantel above.



## DINING AREA

8'8 x 10'7 (2.64m x 3.23m)

Double glazed window, radiator.



# 59 WOODHORN DRIVE WANSBECK ESTATE STAKEFORD NORTHUMBERLAND NE62 5ES

## KITCHEN

9' x 9'5 (2.74m x 2.87m)

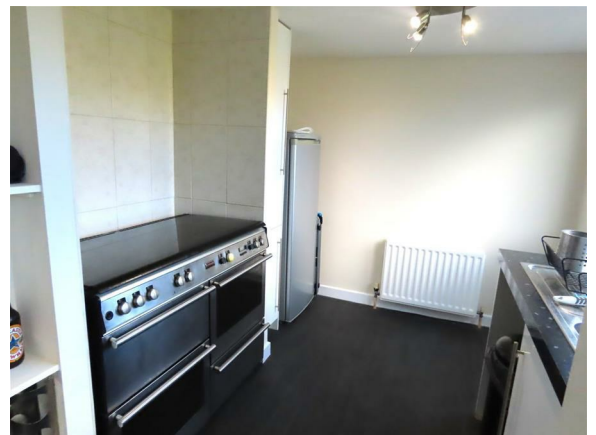
Double glazed window, range of wall, base and drawer units with complimenting work tops and upstands, matching breakfast bar, plumbed for washing machine.



## ADDITIONAL KITCHEN AREA

8'8 x 10'7 (2.64m x 3.23m)

Base units, sink with drainer and mixer tap, freestanding Stove oven, radiator, double glazed door leading out to the garden.



# 59 WOODHORN DRIVE WANSBECK ESTATE STAKEFORD NORTHUMBERLAND NE62 5ES

## FIRST FLOOR LANDING

Double glazed window, access to a boarded loft via pull down ladders with lighting.



## BEDROOM ONE

11'11 x 11'7 (3.63m x 3.53m)

Double glazed window, radiator.



**59 WOODHORN DRIVE WANSBECK ESTATE STAKEFORD NORTHUMBERLAND  
NE62 5ES**

**BEDROOM TWO**

*10'10 x 11'8 (3.30m x 3.56m)*

Double glazed window, radiator, storage cupboard.



**BEDROOM THREE**

*8'11 x 7'9 (2.72m x 2.36m)*

Double glazed window, radiator, storage cupboard.



# 59 WOODHORN DRIVE WANSBECK ESTATE STAKEFORD NORTHUMBERLAND NE62 5ES

## BATHROOM

5'8 x 8'5 (1.73m x 2.57m)

Double glazed window, heated towel rail, bath with a waterfall shower head and additional hand held attachment, low level wc, wash hand basin, tiled walls and floor and walls, upvc cladding to the ceiling to the ceiling with downlights.



## EXTERNALLY

### FRONT

Drive and garden to the front.



### GARAGE

With an up and over door, power and lighting.



# 59 WOODHORN DRIVE WANSBECK ESTATE STAKEFORD NORTHUMBERLAND NE62 5ES

## REAR

Lawned garden, shrubs, patio area, with raised pergola with power.



## 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

## 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 March 2026)

Flood Risk - River and Sea - Low Risk

Planning Permission - There are currently no planning permission for 59 Woodhorn Drive

<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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# 59 WOODHORN DRIVE WANSBECK ESTATE STAKEFORD NORTHUMBERLAND NE62 5ES

## 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: 6644A

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MORTGAGE

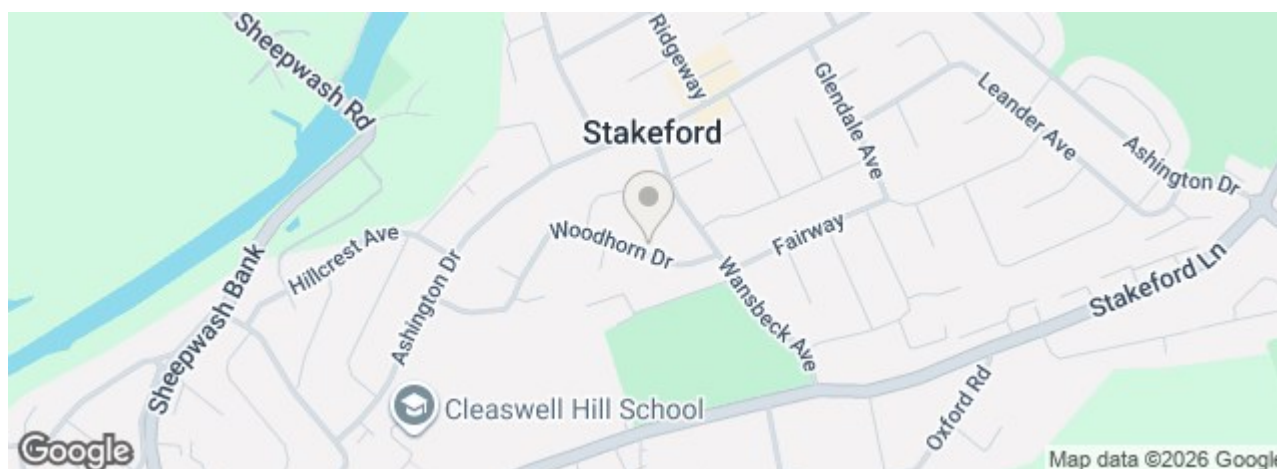
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# Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		



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