

# RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

**1 HORSLEY CLOSE WANSBECK ESTATE STAKEFORD NORTHUMBERLAND  
NE62 5ER**



- SET ON A CORNER PLOT
- SEMI DETACHED FAMILY HOME
- COUNCIL TAX BAND B

- FOUR BEDROOMS
- NO ONWARD CHAIN
- EPC RATING B

**Price £190,000**

# 1 HORSLEY CLOSE WANSBECK ESTATE STAKEFORD NORTHUMBERLAND NE62 5ER

Nestled in the desirable Wansbeck Estate, this charming semi-detached family home on Horsley Close offers a wonderful opportunity for those seeking a comfortable and spacious living environment. The property boasts four bedrooms, making it ideal for growing families or those in need of extra space.

Set on a generous corner plot, this home benefits from ample natural light and a sense of openness. The two inviting reception rooms provide versatile spaces for relaxation and entertainment, allowing you to create the perfect atmosphere for family gatherings or quiet evenings in. The well-appointed bathroom ensures convenience for all residents with an additional en-suite wet room off bedroom four.

The standout features of this property are the wrap around well kept gardens and the off-street parking, accommodating several vehicles, which is a rare find in many homes. This added convenience is sure to appeal to families and professionals alike.

With no onward chain, this property is ready for you to move in and make it your own without the stress of lengthy waiting periods. Whether you are a first-time buyer or looking to upsize, this semi-detached house presents an excellent opportunity to establish your family in a welcoming community.

In summary, this home on Horsley Close is a fantastic choice for those seeking a blend of space, comfort, and convenience in the heart of Stakeford. Don't miss the chance to view this delightful property and envision your future here.

## GROUND FLOOR

### PORCH

Entered via a double glazed door, double glazed windows, slate tiled flooring.

### LOUNGE

*18' x 14'2 (5.49m x 4.32m)*

A lovely light and spacious lounge with a double glazed bay window, radiator, coving to the ceiling, storage cupboard, contemporary fire surround with a pebble effect electric fire inset.





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## DINING ROOM

10'11 x 8'8 (3.33m x 2.64m)

With double glazed French doors, two double glazed windows to either side, radiator, coving to the ceiling.



## BREAKFASTING KITCHEN

9'3 x 10'8 (2.82m x 3.25m)

Double glazed window, extensive range of modern wall, base, drawer and larder units with complimenting wood work tops including a curved breakfast bar area, freestanding Range style five ring cooker with a chrome splash back and extractor hood above, one and half bowl sink with drainer and mixer tap, integrated dishwasher, integrated washing machine, tiled floor, downlights to the ceiling, double glazed door to the rear.



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## BEDROOM FOUR

13'9 x 7'9 (4.19m x 2.36m)

Double glazed window, radiator, downlights to the ceiling, double glazed door to the front.



## WET ROOM

6'1 x 7'10 (1.85m x 2.39m)

Double glazed window, heated towel rail, low level wc, wash hand basin set in a vanity unit, shower fitment, tiled walls and flooring, downlights to the ceiling.



## FIRST FLOOR

# 1 HORSLEY CLOSE WANSBECK ESTATE STAKEFORD NORTHUMBERLAND NE62 5ER

## LANDING

Double glazed window, coving.



## MASTER BEDROOM

11'7 x 9'10 (3.53m x 3.00m)

Double glazed window, wall to wall fitted sliding mirrored doors, radiator, coving to the ceiling.



## BEDROOM TWO

10'11 x 11'6 (3.33m x 3.51m)

Double glazed window, radiator, storage cupboard, coving to the ceiling.





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## BEDROOM THREE

9'1 x 7'9 (2.77m x 2.36m)

Double glazed window, radiator.



## MODERN BATHROOM

6'1 x 8'6 (1.85m x 2.59m)

Three double glazed windows, shower bath with shower over, curved shower screen, shower tap with hand held attachment, low level wc, wash hand basin, heated towel rail, upvc cladding to the ceiling with downlights, tiled walls and floor.



## EXTERNALLY

# 1 HORSLEY CLOSE WANSBECK ESTATE STAKEFORD NORTHUMBERLAND NE62 5ER

## REAR

Paved enclosed garden to the rear with gated access to the drive.



## FRONT

Lovely well kept lawns with borders and shrubs, gated access to the street.





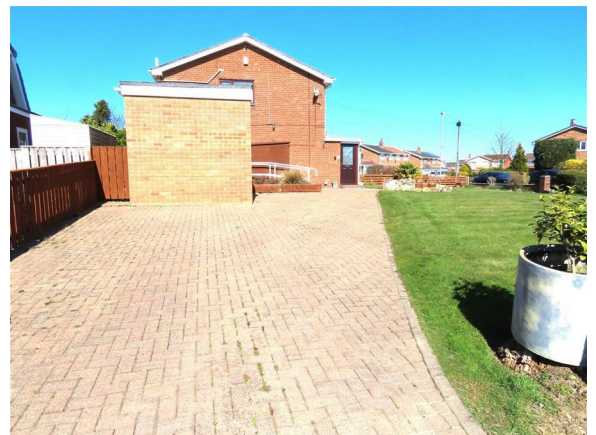
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## SIDE

Lovely well kept lawns with borders and shrubs, paved double drive providing parking for several cars.



## PAVED DOUBLE DRIVE





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## ADDITIONAL EXTERNAL IMAGE



## 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.

Oracle Financial Planning Limited 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.

## VIEWING

BY APPOINTMENT WITH OUR ASHINGTON OFFICE (01670) 812145/ashington@rickard.uk.com. FILE NO: 6526A

# MORTGAGE

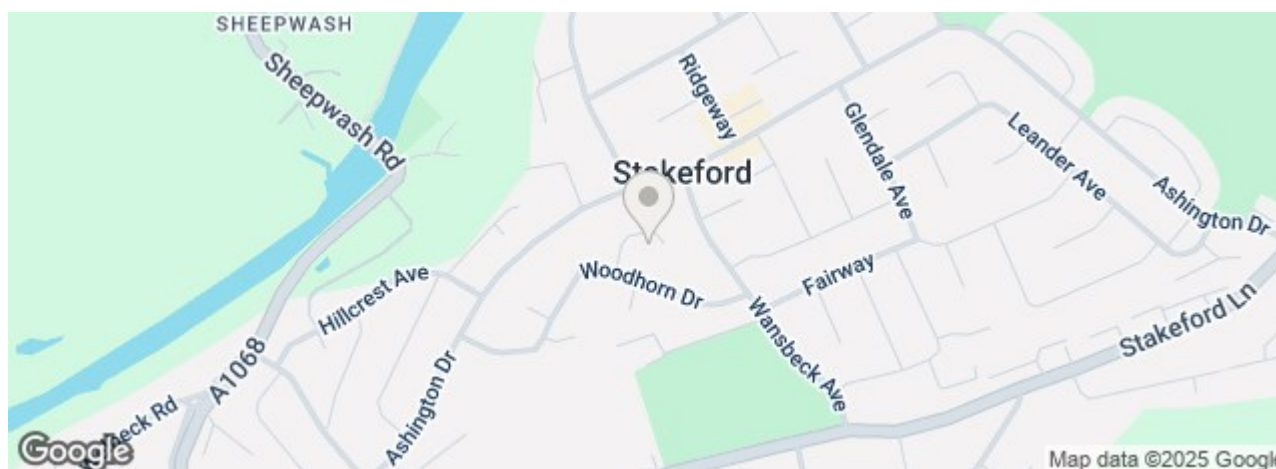
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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	85	86
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		



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