

RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

3 SIDLAW COURT WANSBECK MANOR ASHINGTON NORTHUMBERLAND NE63 0TF



- TWO BEDROOMS
- NO ONWARD CHAIN
- COUNCIL TAX BAND C
- MAINS GCH/ELECTRIC/WATER/DRAINAGE/SEWERAGE

- DETACHED BUNGALOW
- FREEHOLD PROPERTY
- EPC RATING TBC

Price £200,000

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Welcome to this charming two-bedroom detached bungalow located in the popular area of Sidlaw Court, Ashington. This delightful property offers a perfect blend of comfort and convenience, making it an ideal choice for those seeking a lovely residential setting.

Upon entering, you will find a spacious reception room perfect for relaxing or entertaining guests. The bungalow features two well-proportioned bedrooms. The bathroom is conveniently located, ensuring ease of access.

One of the standout features of this property is its no onward chain status, allowing for a smoother purchasing process.

Situated in a popular residential location, this bungalow benefits from a friendly community and is close to local amenities, making daily life convenient.

In summary, this two-bedroom detached bungalow in Sidlaw Court presents an excellent opportunity for those seeking a comfortable home in a sought-after area.

GROUND FLOOR

HALL

Entered via a double glazed door, radiator, access to the loft.

LOUNGE/DINING ROOM

15' x 20' (4.57m x 6.10m)

Two double glazed windows, two radiators, coving.



KITCHEN

7'6 x 11'3 (2.29m x 3.43m)

Double glazed window, range of wall, base and floor units with complimenting work tops, one and half bowl sink with drainer and mixer tap, gas hob with extractor hood above, eye level oven, radiator, plumbed for washing machine.



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BATHROOM

9'2 x 6'3 (2.79m x 1.91m)

Double glazed window, shower cubicle, storage cupboard housing the Worcester combi boiler, radiator, tiled floor, tiled walls.



MASTER BEDROOM

9'7 x 9'11 (2.92m x 3.02m)

Double glazed window, radiator, two double built-in wardrobes.



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BEDROOM TWO

11' x 9'6 (3.35m x 2.90m)

Double glazed french doors to the rear, radiator.



CONSERVATORY



EXTERNALLY



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FRONT

Lawned garden to the front, paved tandem drive providing parking for several cars.



GARAGE

up and over door, power and lighting, door to the garden.



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REAR

Lawned garden, paved patio area, shrubs.



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.

REFERRAL FEE DISCLOSURE

Rickard may recommend the services of selected solicitors or conveyancers. Where a client chooses to instruct a firm recommended by us, Rickard may receive a referral fee from that firm. This will be no more than £100 per individual instruction, or up to £200 where the firm is instructed to act for both the buyer and seller in the same transaction. There is no obligation to use any solicitor or conveyancer recommended by Rickard, and you are free to appoint a legal representative of your own choosing.

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 October 2026)

Flood Risk - River and Sea - low risk

Planning Permission - There are currently No planning permission for this property

<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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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: 6695A

MORTGAGE
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.

Energy Efficiency Rating

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

