

RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

5 SANDPIPER WAY ASHINGTON NE63 0DB



- TWO BEDROOMS
- NO ONWARD CHAIN
- FREEHOLD
- MAINS GCH/ELECTRIC/WATER,DRAINAGE & SEWERAGE

- SEMI DETACHED HOUSE
- EPC RATING TBC
- COUNCIL TAX BAND A
- GREAT STARTER HOME

Price £110,000

5 SANDPIPER WAY ASHINGTON NE63 0DB

Nestled in the sought-after residential area of Sandpiper Way, Ashington, this semi-detached house presents an excellent opportunity for both first-time buyers and those looking to downsize. The property boasts two bedrooms, providing ample space for relaxation and rest. The two reception rooms.

The house features a well-appointed bathroom, ensuring convenience for daily routines. Additionally, the property benefits from a garage, providing parking and extra storage space.

One of the standout features of this home is the absence of an onward chain, allowing for a smooth and efficient purchasing process. The popular residential location enhances the appeal, with local amenities.

GROUND FLOOR

LOBBY

Entered via a double glazed door.

LOUNGE

14'7 x 10'9 (4.45m x 3.28m)

Floor to ceiling double glazed window, radiator.



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DINING ROOM

12' x 8'3 (3.66m x 2.51m)

Radiator, double glazed window, double glazed door, storage cupboard.



KITCHEN

Double glazed window, range of wall, base and drawer units with work tops, sink with drainer and mixer tap, laminate flooring, plumbed for washing machine, combi boiler.



FIRST FLOOR LANDING

Storage cupboard.



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BEDROOM ONE

9'2 x 14'5 (2.79m x 4.39m)

Double glazed window, radiator.



BEDROOM TWO

8'4 x 11'2 (2.54m x 3.40m)

Double glazed window, radiator.



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SHOWER ROOM

Double glazed window, corner shower, low level wc, wash hand basin, radiator, upvc cladding to the walls.



EXTERNALLY

FRONT

Lawned garden to the front with a gravelled side path leading to the rear garden.

REAR

Enclosed garden to the rear which is laid to lawn.



GARAGE

Single garage in a block.

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

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.

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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 - (Ofcom Broadband checker Feb 2026)

Flood Risk - River and Sea - Low Risk

Planning Permission - There are currently no planning permission for 5 Sandpiper 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.

VIEWING

BY APPOINTMENT WITH OUR ASHINGTON OFFICE (01670) 812145/ashington@rickard.uk.com.

MORTGAGE

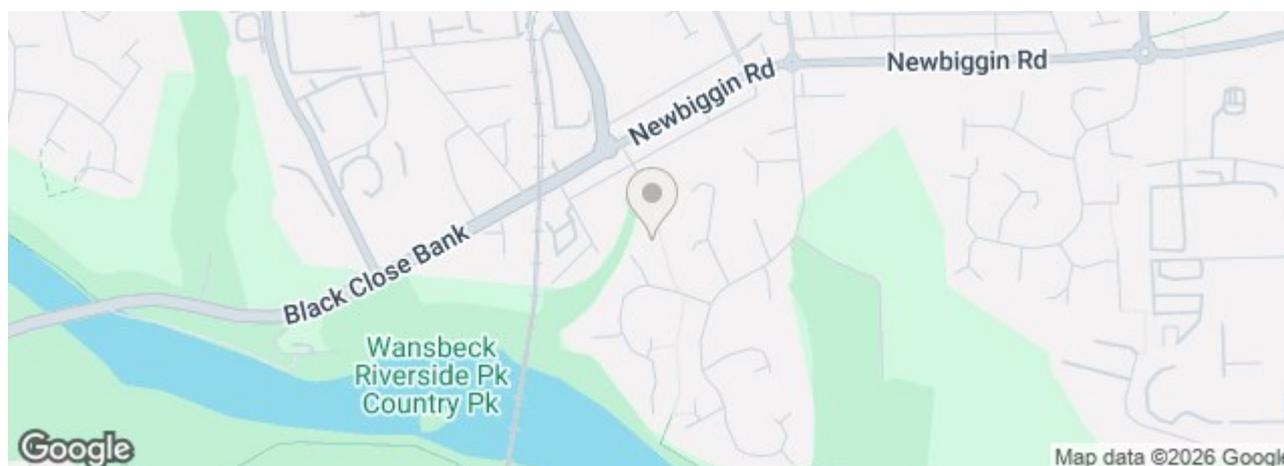
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Energy Efficiency Rating

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



17/18 Laburnum Terrace, Ashington NE63 0JA Tel: 01670 812145 Fax: 01670 522765 Email: ashington@rickard.uk.com
 25 Newgate Street, Morpeth NE61 1AW Tel: 01670 513533 Fax: 01670 518398 Email: morpeth@rickard.uk.com
 6 Havelock Street, Blyth NE24 1AB Tel: 01670 356613 Fax: 01670 369155 Email: blyth@rickard.uk.com

