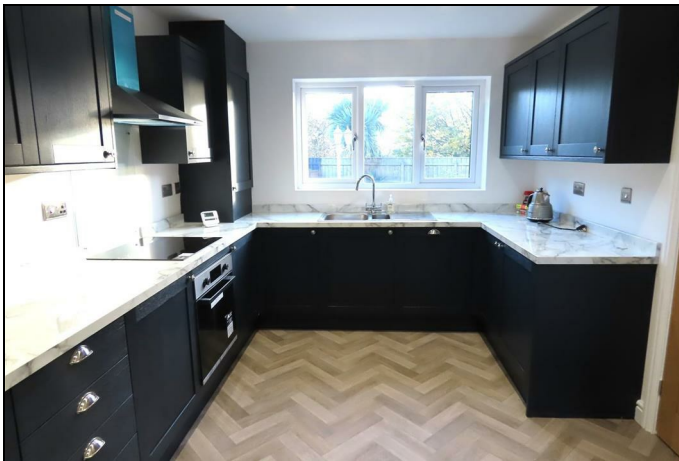


# RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

**6 LAVENDER COURT ASHINGTON NE63 9FE**



- IMPRESSIVE FOUR BEDROOM DETACHED
- FABULOUS KITCHEN/DINER
- DOUBLE GARAGE
- EPC RATING C

- WRAP AROUND GARDENS
- NO ONWARD CHAIN
- DRIVE FOR UP TO 4 CARS
- COUNCIL TAX BAND D

**Offers Over £360,000**

## 6 LAVENDER COURT ASHINGTON NE63 9FE

Welcome to Lavender Court in Ashington, where you will find a fabulous family home that perfectly combines space, comfort, and modern living. This impressive detached house boasts four generously sized bedrooms, making it an ideal choice for families seeking room to grow.

Set on a larger style plot, the property features wrap-around gardens that provide ample outdoor space for children to play, gardening enthusiasts to indulge their passion, or simply for enjoying the fresh air. The gardens are a delightful extension of the home, offering a tranquil setting for relaxation or entertaining guests.

The heart of this home is undoubtedly the expansive kitchen diner, designed to cater to both everyday family life and special occasions. This impressive space is perfect for cooking, dining, and gathering, ensuring that family moments are cherished and memories are made.

Additionally, the property includes a double garage, providing convenient storage for vehicles and other belongings, further enhancing the practicality of this wonderful home, additionally there is off street parking for up to 4 cars.

Lavender Court is not just a house; it is a place where families can thrive and create lasting memories. With its spacious layout, beautiful gardens, and modern amenities, this property is a rare find in the Ashington area. We invite you to come and experience the charm and comfort of this exceptional family home.

### GROUND FLOOR

#### HALL

Entered via a double glazed door, laminate flooring.

#### DOWNSTAIRS WC

Low level wc, wash hand basin, radiator, double glazed window.



## 6 LAVENDER COURT ASHINGTON NE63 9FE

### LOUNGE



### CONSERVATORY

Double glazed windows, double glazed French doors.





## 6 LAVENDER COURT ASHINGTON NE63 9FE

### KITCHEN DINER

2.87 x 8.23 (0.61m.26.52m x 2.44m.7.01m)



### DINING AREA

Double glazed window, radiator, laminate flooring.



## 6 LAVENDER COURT ASHINGTON NE63 9FE

### KITCHEN AREA

Double glazed window to the rear, excellent range of wall, floor and drawer units with compeimenting marble effect work tops and matching upstands, breakfast bar area, integrated fridge and dishwasher, one and half bowl sink with drainer and mixer tap, built in oven and induction hob with extractor hood above, radiator, laminate flooring.



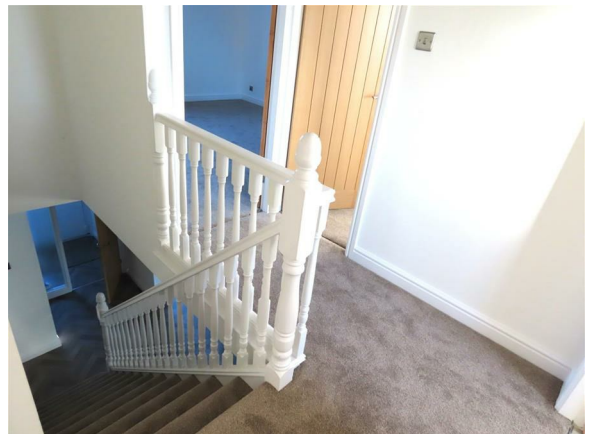
### UTILITY ROOM

Double glazed door, plumbed for washing machine, laminate flooring, walk in storage cupboard.



### FIRST FLOOR

### LANDING



## 6 LAVENDER COURT ASHINGTON NE63 9FE

### MASTER BEDROOM

12'3" x 11'6" (3.74m x 3.52m)

Double glazed window, radiator, fitted wardrobes with mirrored sliding doors.



### EN-SUITE

Double glazed window, low level wc, wash hand basin set in a vanity unit,, shower cubicle with waterfall shower attachment, heated towel rail, tiled splash back, laminate flooring.



## 6 LAVENDER COURT ASHINGTON NE63 9FE

### BEDROOM TWO

10'10" x 11'2" (3.31m x 3.42m)

Double glazed window, radiator.



### BEDROOM THREE

8'4" x 10'4" (2.56m x 3.16m)

Double glazed window, radiator, access to the loft.



### BEDROOM FOUR

2.33m x 2.57m (0.61m.10.06mm x 0.61m.17.37mm)

Double glazed window, radiator.



### BATHROOM

Double glazed window, P-shape bath with shower attachment over and a shower screen, wash hand basin and wc set in a vanity display unit, tiled walls, laminate flooring.

### EXTERNALLY





## 6 LAVENDER COURT ASHINGTON NE63 9FE

### FRONT

Garden to the front with a path running through to the side and rear gardens.



### DRIVEWAY

Paved drive providing off street parking for several cars.





## 6 LAVENDER COURT ASHINGTON NE63 9FE

### DOUBLE GARAGE

With up and over doors, power and lighting.



### REAR GARDEN

Enclosed garden which is mainly laid to lawn, borders and shrubs, paved patio area.



# 6 LAVENDER COURT ASHINGTON NE63 9FE

## 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

## 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.

## 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: 6600A

---

## MORTGAGE

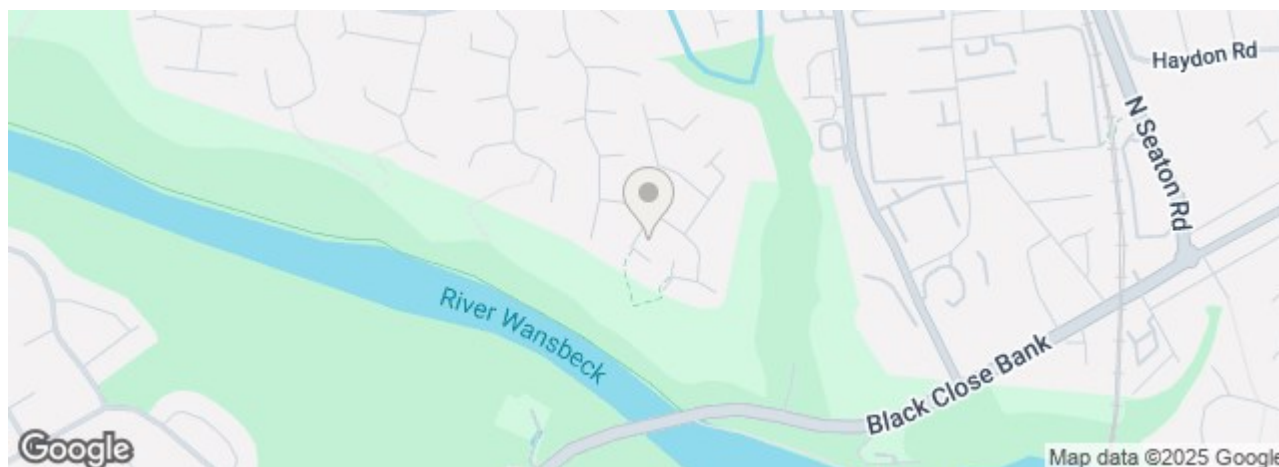
Why not make an appointment to speak to our **Independent** Mortgage Adviser?

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) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>76</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		



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