

RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

**21 CARLOW DRIVE MILBURN GRANGE ESTATE WEST SLEEKBURN
NORTHUMBERLAND NE62 5UT**



- ON A GENEROUS PLOT
- DETACHED HOUSE
- COUNCIL TAX BAND E
- TWO EN SUITES

- FOUR BEDROOMS
- CUL-DE-SAC LOCATION
- EPC RATING C

Offers Around £299,950

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****SITUATED ON A GENEROUS CORNER PLOT**** a four bedroom detached house, located on the ever so popular MILBURN GRANGE ESTATE. The property benefits from gas central heating, double glazing and LOVELY VIEWS looking over the WANSBECK. Viewing highly recommended to appreciate what this property has on offer. Comprises of reception hall, study, light and spacious lounge with double doors to the dining room, large conservatory, breakfasting kitchen with an excellent range of modern units, INTEGRATED APPLIANCES, utility room, ground floor wc. First floor landing light and spacious, four bedrooms, two with EN-SUITE SHOWER ROOMS, FAMILY BATHROOM. Externally there are WRAP AROUND GARDENS, DOUBLE GARAGE and large drive.

GROUND FLOOR

RECEPTION HALL

Entered via a double glazed door, radiator, Karndean flooring.



LOUNGE

11'8 x 18'1 into bay (3.56m x 5.51m into bay)

Light and spacious lounge with a double glazed bay window, radiator, coving, wood flooring, fire surround, electric coal effect fire inset, double doors to:



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DINING ROOM

9'11 x 11'7 (3.02m x 3.53m)

Coving, wood flooring, radiator.



CONSERVATORY

13'7 x 11'11 (4.14m x 3.63m)

Wood flooring, downlights, double glazed windows, double glazed French doors.



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BREAKFASTING KITCHEN

10'10 x 14'11 (3.30m x 4.55m)

Double glazed window, radiator, an excellent range of modern wall, drawer and base units with complimenting work tops and upstands, two integrated fridges, two integrated freezers, integrated dishwasher, built in microwave over, built in oven, built in five ring gas hob with extractor hood above, one and half bowl sink with drainer and mixer tap, laminate flooring, tiled splash back.



UTILITY ROOM

Base units, washing machine, drier, double glazed door, Karndeian flooring, combi gas central heating boiler.



STUDY

11'5 x 7'4 (3.48m x 2.24m)

Double glazed window, radiator, Karndeian flooring.

FIRST FLOOR LANDING

Spacious landing with a double glazed window, storage cupboard, access to the boarded loft via pull down ladders.



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MASTER BEDROOM

11'10 x 11'7 (3.61m x 3.53m)

Double glazed window, radiator, fitted wardrobes.



EN-SUITE

Walk in shower cubicle, wash hand basin, low level wc, double glazed window, tiled floor.



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BEDROOM TWO

10'8 x 11'4 (3.25m x 3.45m)

Double glazed window, radiator, fitted wardrobes.



BEDROOM THREE

9'8 x 10' (2.95m x 3.05m)

Double glazed window with lovely views, radiator.



EN-SUITE

Walk in shower cubicle, low level wc, wash hand basin, double glazed window.



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BEDROOM FOUR

8'7 x 10'3 (2.62m x 3.12m)

Double glazed window, radiator, fitted wardrobes.



BATHROOM

Bath, low level wc, wash hand basin, tiled splash back, double glazed window, heated towel rail.



EXTERNALLY

FRONT

Paved drive to the front providing off street parking for several cars.



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SIDE

Garden to the side, gravelled, garden shed, greenhouse.



REAR



DOUBLE GARAGE

With up and over doors, power and lighting.

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.



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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

VIEWING

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

FILE NUMBER

PLEASE QUOTE REFERENCE NO: 6170a

MORTGAGE

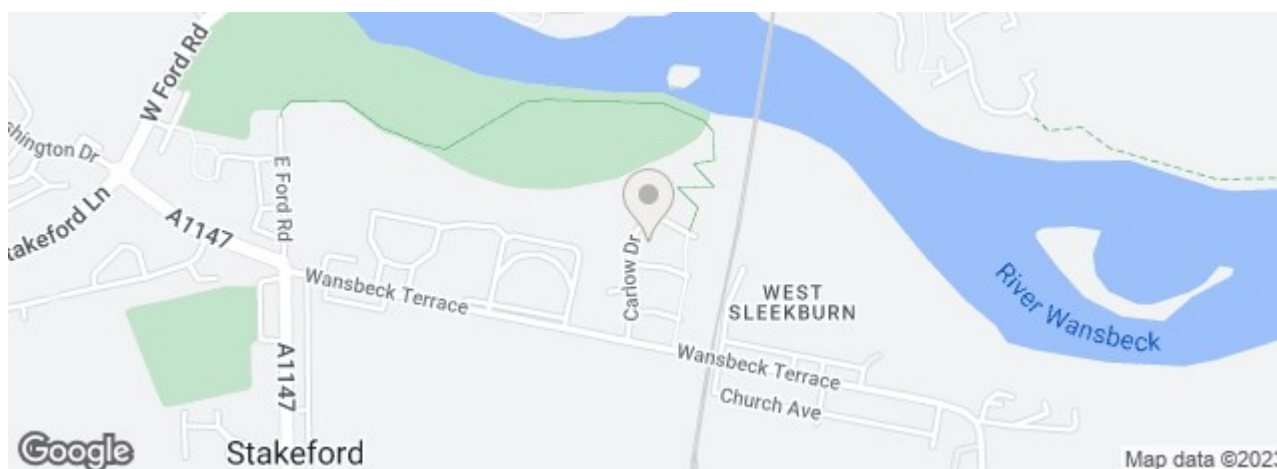
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		



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