

# RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

## 7 RIDGEWAY WANSBECK ESTATE STAKEFORD NORTHUMBERLAND NE62 5XX



- SEMI DETACHED HOUSE
- WANSBECK ESTATE
- MUST BE VIEWED
- THREE BEDROOMS
- NO ONWARD CHAIN
- EPC RATING D

**Price £160,000**

# 7 RIDGEWAY WANSBECK ESTATE STAKEFORD NORTHUMBERLAND NE62 5XX

**\*\*POPULAR RESIDENTIAL LOCATION\*\***a three bedroom semi detached house set on a corner plot. The property is ideally positioned, and is situated in this popular residential location. Benefits from gas central heating, double glazing and also benefits from being sold with no ONWARD CHAIN. Newly fitted flat roof 2022, rewired 2020, refitted bathroom 2021. Comprises of entrance hall, light and spacious lounge, dining room with double glazed French doors to the rear, breakfasting kitchen, utility room, first floor landing, three bedrooms, bathroom, gardens to the front and rear, drive and garage to the side. Early internal inspection highly recommended.

## GROUND FLOOR

### ENTRANCE HALL

Entered via a double glazed door. radiator, two double glazed windows, storage cupboard.



### LOUNGE

12'8 x 14' (3.86m x 4.27m)

Double glazed window, radiator, coved ceiling, contemporary fire surround with electric fire inset.



### DINING ROOM

8'7 x 9'10 (2.62m x 3.00m)

Double glazed French doors to the rear, radiator, coved ceiling.



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## KITCHEN

8'11 x 10'8 (2.72m x 3.25m)

Double glazed window, range of wall, base and drawer units with work surfaces, sink with drainer and mixer tap, breakfast bar area, radiator.



## UTILITY ROOM

Plumbed for washing machine, one and half bowl sink with drainer and mixer taps.

## FIRST FLOOR

### LANDING

Storage cupboard, access to the loft.



### BEDROOM ONE

9'7 x 11'10 (2.92m x 3.61m)

Double glazed window, radiator, storage cupboard.



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## BEDROOM TWO

11'5 x 9'1 (3.48m x 2.77m)  
Double glazed window, radiator.



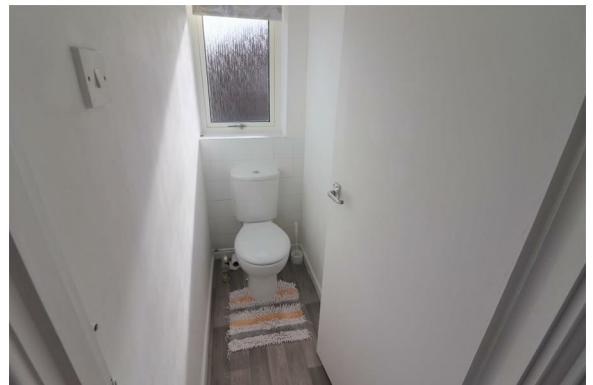
## BEDROOM THREE

9'1 x 8'8 (2.77m x 2.64m)  
Double glazed window, radiator.



## BATHROOM

Bath with shower over, pedestal wash hand basin, low level wc, double glazed window, tiled walls, two double glazed windows.



## EXTERNALLY

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## FRONT



## REAR



## SIDE



## GARAGE

### 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.

### VIEWING

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

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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

## **FILE NUMBER**

PLEASE QUOTE REFERENCE NO: 6028a



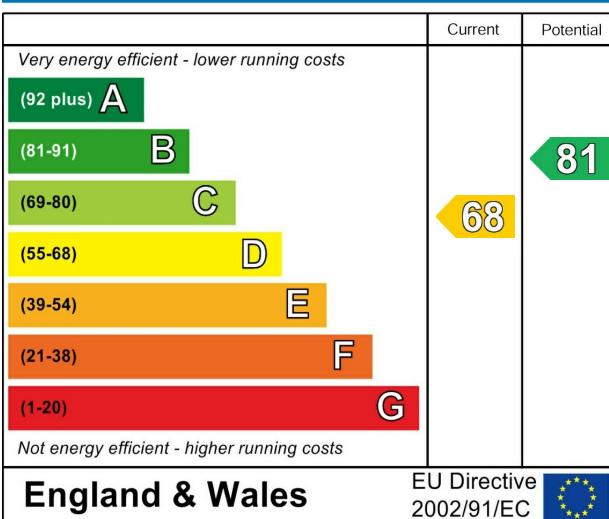
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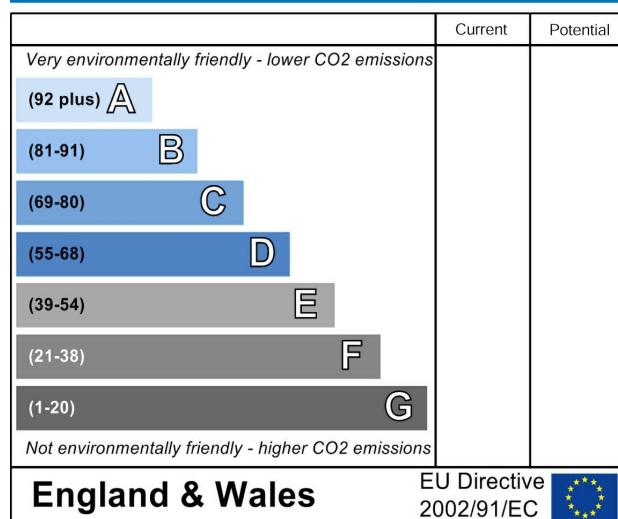
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### Energy Efficiency Rating



### Environmental Impact (CO<sub>2</sub>) Rating



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