

RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

STONEWOOD WOODHORN VILLAGE ASHINGTON NORTHUMBERLAND NE63 9YA



- LARGE WRAP AROUND GARDENS
- WOODHORN VILLAGE
- EPC RATING F
- PARKING FOR SEVERAL CARS

- DETACHED BUNGALOW
- COUNCIL TAX BAND E
- DOUBLE GARAGE,

Offers Over £350,000

STONEWOOD WOODHORN VILLAGE ASHINGTON NORTHUMBERLAND NE63 9YA

* SET ON A GENEROUS PLOT** the detached bungalow is situated in the ever so popular semi rural Woodhorn Village. Close to the A189 Spine road making an easy commute to the coast or Newcastle city centre. The property is being sold with NO ONWARD CHAIN. Comprises of; entrance hall, study, dining room, spacious lounge, sun room looking over the private garden, breakfasting kitchen, utility room, wc. There are four bedrooms, master with en-suite bathroom, family bathroom. Externally there are large wrap around gardens, double garage, drive providing parking for several cars. Early internal inspection highly recommended.

ENTRANCE HALL

Nice size reception hall, storage cupboard, radiator.



STUDY

11' x 8'4 (3.35m x 2.54m)

Double glazed window, storage cupboards, radiator.



DINING ROOM

15'9 x 12'1 (4.80m x 3.68m)

Double glazed window, double glazed French door, radiator.



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LOUNGE

13'11 x 23'3 (4.24m x 7.09m)

Three double glazed windows, double glazed French door, two radiators.



SUN ROOM/ RECEPTION ROOM

17'2 x 16'4 (5.23m x 4.98m)

Windows overlooking the garden, patio sliding door.



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BREAKFASTING KITCHEN

11'5 x 15'2 (3.48m x 4.62m)

Double glazed window, range of wall, base and drawer units with work tops, eye level oven, hob, dishwasher, sinks with drainer and mixer tap, tiled floor, tiled splash back.



UTILITY ROOM

Plumbed for washing machine, tiled floor.

WC

Low level wc, double glazed window.



INNER HALL

MASTER BEDROOM

16'08" x 13'01" (5.08m x 3.99m)

2 x double glazed windows, radiator, 3 door wardrobe.

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EN-SUITE BATHROOM

13'01" x 6'10" (3.99m x 2.08m)

WC, bidet, sunken bath, double vanity unit, Double glazed window, storage cupboards, radiator.



BEDROOM TWO

11'08" x 11'01" (3.56m x 3.38m)

Double glazed window, radiator, 3 door wardrobe.



BEDROOM THREE

9'05" x 11' (2.87m x 3.35m)

2 x Double glazed window, radiator, 2 door wardrobe & storage units

BEDROOM FOUR

12'08" x 8'03" (3.86m x 2.51m)

Double glazed window, radiator, 2 door wardrobe.



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BATHROOM

9'04" x 8'03" (2.84m x 2.51m)

WC, bidet, bath with shower over, Double glazed window, radiator.



EXTERNALLY



STONEWOOD WOODHORN VILLAGE ASHINGTON NORTHUMBERLAND NE63 9YA

FRONT

Large lawned garden, gravelled drive providing off street parking for several cars



DOUBLE GARAGE

With up and over door.



SIDE

Court yard, lawned garden, fruit trees.



STONEWOOD WOODHORN VILLAGE ASHINGTON NORTHUMBERLAND NE63 9YA

REAR

lawned private garden.



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.

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: 6210a

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		63
(39-54) E	32	
(21-38) F		



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