

RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

**12 LEANDER AVENUE WANSBECK ESTATE STAKEFORD
NORTHUMBERLAND NE62 5AU**



- THREE BEDROOMS
- REFITTED TO A HIGH STANDARD
- COUNCIL TAX BAND B
- INTEGRATED APPLIANCES

- SEMI DETACHED HOUSE
- PERFECT LOCATION
- EPC RATING D
- LARGE REAR GARDEN

Offers Over £180,000

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****UPGRADED TO AN EXCELLENT STANDARD**** a three bedroom modern semi detached house, ready to move into with the tasteful interior decor and modern fixtures and fittings. The property has been upgraded to a high standard with a contemporary bathroom and modern fitted kitchen with complimenting work surfaces. Benefits from gas central heating and double glazing. The property is situated on the ever so popular Wansbeck Estate, close to all local amenities, schools and excellent transport links. Comprises of, entrance hall, light and spacious lounge , dining room, modern refitted kitchen with integrated appliances, utility room, ground floor wc. First floor landing, three bedrooms, contemporary refitted bathroom. Externally there is a garden and paved drive to the front, single attached garage, enclosed larger size rear garden, laid mainly to lawn. Early internal viewing highly recommended to appreciate what this property has to offer.

GROUND FLOOR

HALLWAY

Entered via a double glazed door, radiator, tiled floor, storage cupboard.



LOUNGE

13'1 x 12'4 (3.99m x 3.76m)

Light and spacious lounge with a large double glazed window, radiator, laminate flooring, coving, contemporary log effect electric fire, downlights to the ceiling.



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DINING ROOM

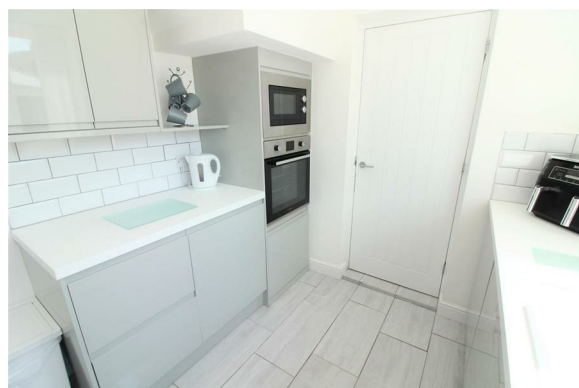
8'10 x 10'7 (2.69m x 3.23m)

Double glazed French doors with a double glazed window to either side, radiator, tiled floor, downlights to the ceiling, coving.



REFITTED KITCHEN

With an excellent range of modern wall, base and drawer units with complementing work tops, integrated dishwasher, integrated fridge, induction hob with a glass contemporary extractor above, eye level oven, built in microwave, modern sink with drainer and mixer tap, tiled floor, double glazed window, door to the utility room.



UTILITY ROOM

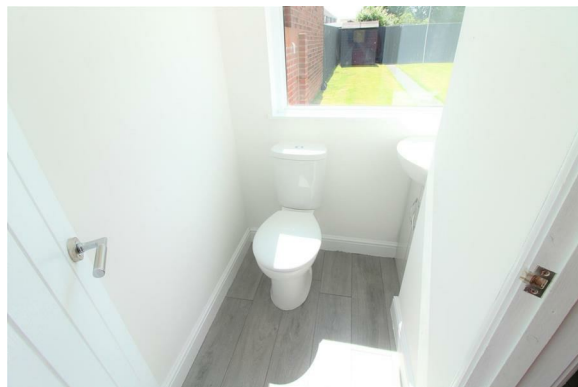
Plumbed for washing machine, double glazed window, door to the garage, double glazed door to the rear garden, laminate flooring.



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DOWNSTAIRS WC

Low level wc, wash hand basin, laminate flooring, double glazed window.



FIRST FLOOR

LANDING

Double glazed window, access to a fully boarded loft via a pull down ladder with lighting.



MASTER BEDROOM

12'8 to wardrobes x 10'2 (3.86m to wardrobes x 3.10m)

Double glazed window, radiator, coving to the ceiling, wall to wall fitted wardrobes.



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BEDROOM TWO

10'2 to fitted wardrobes x 8'9 (3.10m to fitted wardrobes x 2.67m)

Double glazed window, radiator, coving to the ceiling, wall to wall fitted wardrobes.



BEDROOM THREE

9' x 8'1 (2.74m x 2.46m)

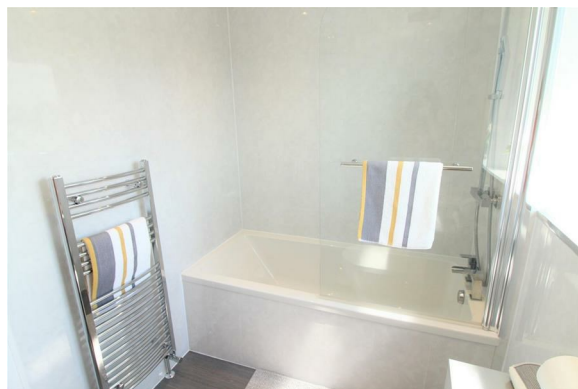
Double glazed window, radiator. coving to the ceiling.



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BATHROOM

Bath with water fall shower fitment over, wc and wash hand basin set in a vanity unit, cladded walls, heated chrome ladder towel rail. Tiled floor.



EXTERNALLY

FRONT

Gravelled garden to the front, paved drive.



GARAGE

13'3 x 7'10 (4.04m x 2.39m)

With an electric roller door, power and lighting.



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REAR

large enclosed garden which is mainly laid to lawn, raised decked sitting area.



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: 6262a

MORTGAGE

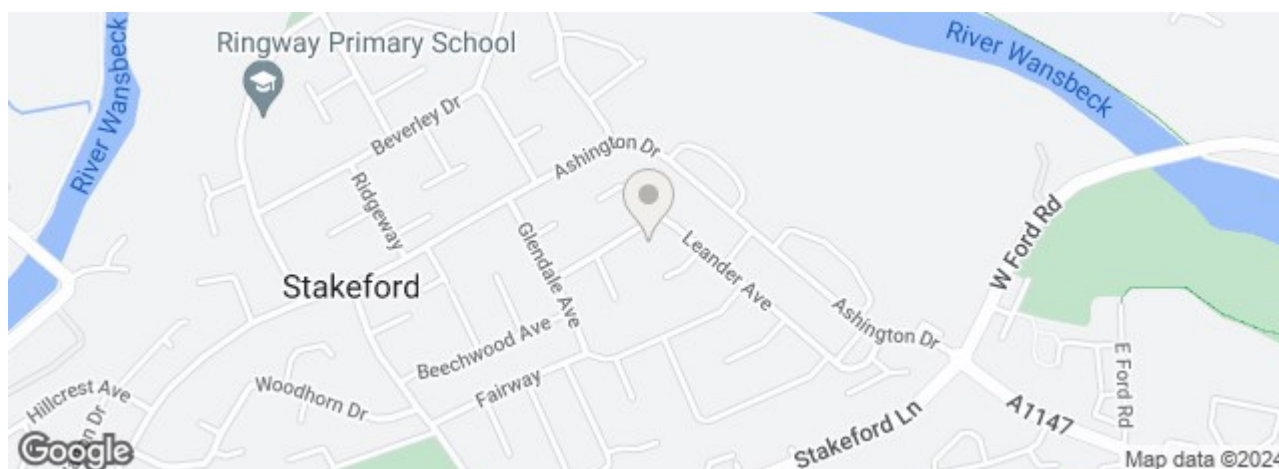
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Energy Efficiency Rating

| | Current | Potential |
|---|---------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 76 |
| (69-80) C | | |
| (55-68) D | 58 | |
| (39-54) E | | |
| (21-38) F | | |



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