

RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

**13 FAIRWAY WANSBECK ESTATE STAKEFORD NORTHUMBERLAND NE62
5LB**



- THREE BEDROOMS
- NO ONWARD CHAIN
- EPC RATING TBC
- SUBJECT TO PROBATE

- SEMI DETACHED
- WANSBECK ESTATE
- POPULAR LOCATION

Offers Over £120,000

13 FAIRWAY WANSBECK ESTATE STAKEFORD NORTHUMBERLAND NE62 5LB

****WOULD MAKE A LOVELY FAMILY HOME OR FIRST TIME BUY****a three bedroom semi detached house, being sold with no ONWARD CHAIN AND IN NEED OF SOME UPDATING. The property is situated on the ever so popular WANSBECK ESTATE and benefits from gas central heating and double glazing. Comprises of, entrance hall, lounge, dining room, kitchen, utility room, first floor landing, three bedrooms, separate wc, garden to the front along with a drive, single garage and rear enclosed garden. Early internal inspection recommended as PRICED TO SELL.

GROUND FLOOR

ENTRANCE

Entered via a double glazed door, radiator.



LOUNGE

11'6 x 14' (3.51m x 4.27m)

Double glazed bay window, radiator, coved ceiling, gas fire.



13 FAIRWAY WANSBECK ESTATE STAKEFORD NORTHUMBERLAND NE62 5LB

DINING ROOM

8'8 x 10'10 (2.64m x 3.30m)

Double glazed window, radiator.



KITCHEN

Double glazed window, six tall larder units, base units, sink with drainer and dual taps, electric point.



UTILITY ROOM

Plumbed for washing machine, Baxi boiler.



FIRST FLOOR

LANDING

Double glazed window, coved ceiling.



13 FAIRWAY WANSBECK ESTATE STAKEFORD NORTHUMBERLAND NE62 5LB

MASTER BEDROOM

11'7 x 11'8 (3.53m x 3.56m)

Double glazed window, radiator.



BEDROOM TWO

11'10 x 10'9 (3.61m x 3.28m)

Double glazed window, radiator.



BEDROOM THREE

8'11 x 7'8 (2.72m x 2.34m)

Double glazed window, radiator.



BATHROOM

Bath with shower over, wash hand basin, tiled walls, double glazed window.



13 FAIRWAY WANSBECK ESTATE STAKEFORD NORTHUMBERLAND NE62 5LB

SEPARATE WC

Low level wc, double glazed window.



EXTERNALLY

FRONT

Garden to the front laid to lawn, drive providing off street parking.



REAR

Enclosed garden to the rear which is laid to lawn, paved area.



GARAGE

Single garage with up and over door.

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.

13 FAIRWAY WANSBECK ESTATE STAKEFORD NORTHUMBERLAND NE62 5LB

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 - Advice For Buyers/Viewers - If anyone in the household has or develops symptoms or is self isolating then viewings should not go ahead. Please inform us as soon as possible if this is the case. • Social distancing of at least 2 metres is adhered to at all times. • Viewers will be required to have their own hand sanitiser which is to be applied before, during if necessary and after the viewing. Other PPE such as masks and shoe covers can be worn and a seller may request this as a condition of the viewing. • Only members of one household are permitted to view a property at any one time. It is recommended that this should be no more than 2 adults.

FILE NUMBER

PLEASE QUOTE REFERENCE NO:

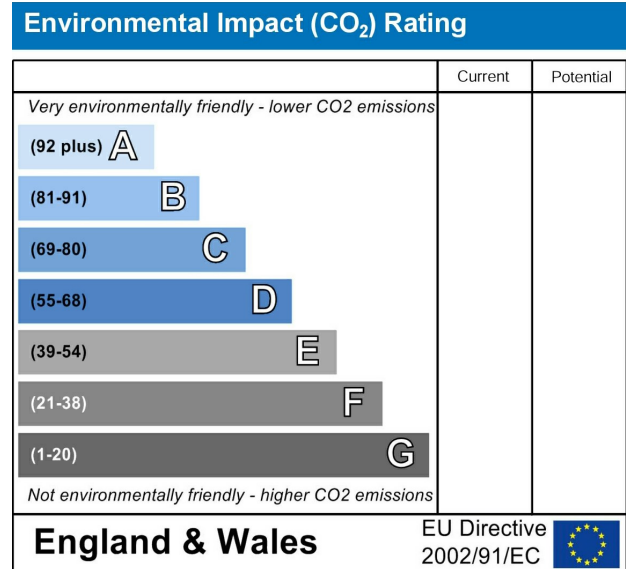
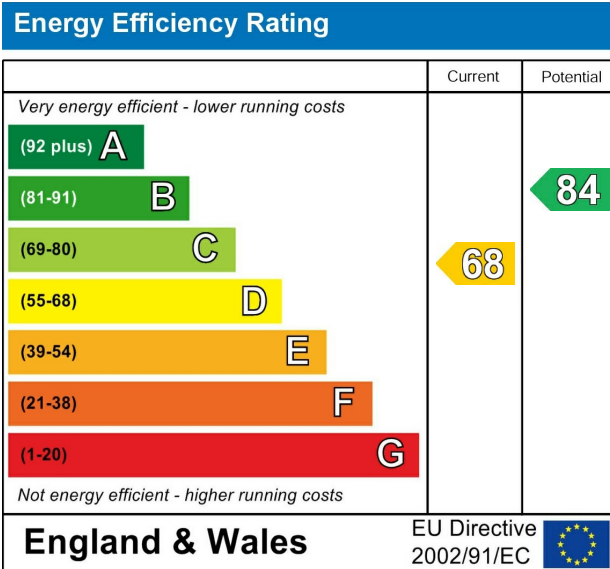


MORTGAGE

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.



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