

RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

**22 MITCHELL DRIVE MILBURN PARK ESTATE ASHINGTON
NORTHUMBERLAND NE63 9JT**



- 4 BEDROOMS
- EN-SUITE TO MAIN BEDROOM
- EPC RATING D

- DETACHED HOUSE
- KITCHEN / DINER
- COUNCIL TAX BAND C

Price £255,000

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Nestled in the desirable Milburn Park Estate, this splendid detached house on Mitchell Drive offers an exceptional opportunity for family living with four generously sized bedrooms, this property is perfect for those seeking space and comfort.

As you enter, you are greeted by a welcoming atmosphere that flows throughout the home. The well-proportioned living areas provide ample room for relaxation and entertaining, making it an ideal setting for family gatherings or hosting friends. The kitchen is designed with functionality in mind, offering a practical space for culinary pursuits.

The four bedrooms are thoughtfully arranged, ensuring privacy and tranquillity for all family members. Each room is filled with natural light, creating a warm and inviting environment. The master bedroom, in particular, serves as a peaceful retreat, perfect for unwinding after a long day.

Outside, the property boasts a lovely garden, providing a delightful space for outdoor activities, gardening, or simply enjoying the fresh air. The detached nature of the house offers added privacy, making it a serene haven in a bustling world.

Located in Ashington, this home benefits from a range of local amenities, including shops, schools, and parks, all within easy reach. The area is well-connected, ensuring convenient access to nearby towns and cities.

In summary, this four-bedroom detached house on Mitchell Drive is a fantastic opportunity for those looking to settle in a friendly community. With its spacious interiors, lovely garden, and prime location, it is sure to appeal to families and individuals alike. Do not miss the chance to make this charming property your new home.

GROUND FLOOR:

ENTRANCE HALL

8'1" x 5'2" (2.46m x 1.57m)

Upvc double glazed entrance door, radiator, stairs to first floor, door to:-

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LOUNGE

13'11" x 12'9" (4.24m x 3.89m)

With Upvc double glazed bay window to front elevation. Tasteful decor, attractive feature modern fireplace and electric fire, radiator, door to:-



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KITCHEN / DINER

17'1" x 10'8" (5.21m x 3.25m)

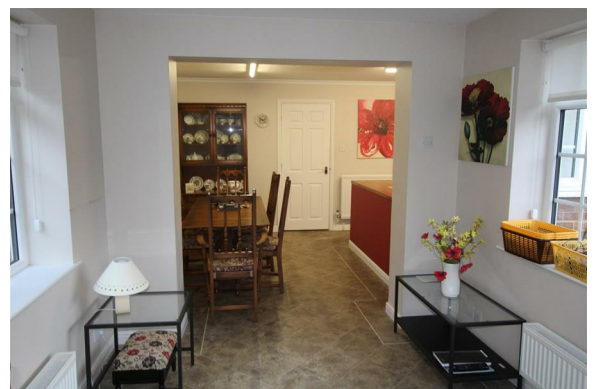
Fitted range of base, drawer and wall units with roll edge worktops, tall unit, one and a half bowl single drainer stainless steel sink unit, electric oven, gas hob and extractor hood, tiling, door leading to the utility room and downstairs cloaks & Tiled flooring through kitchen to dining area, double radiator, open plan with arch leading to the sun room.



SUN ROOM

12'4" x 8'5" (3.76m x 2.57m)

Tiled floor, 2 radiators, 3 double glazed windows & double glazed patio doors leading to the garden.



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SEPARATE UTILITY ROOM

6'11" x 7'9" (2.11m x 2.36m)

Wall unit, roll edge worktop, plumbing for automatic washer, and dishwasher and space for under bench freezer, gas central heating boiler, extractor, double glazed door to side elevation and double glazed window.



CLOAKS/W.C.

4'8" x 4'6" (1.42m x 1.37m)

close coupled w.c, wash hand basin, radiator, extractor, tiled flooring, half tiled walls.



FIRST FLOOR:

LANDING

Loft hatch, radiator, storage cupboard.



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MASTER BEDROOM

11'10" x 10'1" (3.61m x 3.07m)

Double built in double wardrobe, radiator, Upvc double glazed window to front, door to:-



EN SUITE SHOWER ROOM/W.C.

4'10" x 5'1" (1.47m x 1.55m)

White suite comprising close coupled w.c., pedestal wash basin with tiled splash back, tiled shower cubicle with shower, radiator, Upvc double glazed window.



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BEDROOM 2.

9'1" x 8'9" (2.77m x 2.67m)

Double built in wardrobe, radiator, Upvc double glazed window.



BEDROOM 3.

9'10" x 7'10" (3.00m x 2.39m)

Double built in wardrobe, radiator, Upvc double glazed window.



BEDROOM 4.

7' x 8'9" (2.13m x 2.67m)

Radiator, Upvc double glazed window.



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BATHROOM/W.C.

White suite comprising bath, pedestal wash basin and close coupled w.c set in a vanity storage unit, modern tiling to the walls and floor, towel rail radiator, Upvc double glazed window.



OUTSIDE ACCOMMODATION:

FRONT GARDEN

Attractively laid out front garden with paved area, Driveway to the garage.



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REAR GARDEN

Mainly paved, shrubs/flower beds and gravelled area.



SINGLE GARAGE

Single garage with up and over door, 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.

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

MATERIAL INFORMATION ASHINGTON

Material information is no substitute for professional advice, and consumers should be aware that the information collected may not accurately reflect the full extent of the property condition which would be covered through a home survey.

Efforts have been made to ascertain as much information as possible with regards to material information but this information is not exhaustive and cannot be fully relied upon, purchasers will need to seek further clarification from their legal advisor.

Electricity Supply - Mains

Water Supply - Mains

Sewerage Supply - Mains

Heating - Mains GCH

Broadband - Available - Including Ultrafast broadband. (Ofcom Broadband checker Dec 2024)

Flood Risk - River and Sea - Low Risk

Planning Permission There are currently no planning permission for 22 Mitchell Drive

<https://publicaccess.northumberland.gov.uk/online-applications/simpleSearchResults.do?action=firstPage>

Coalfield & Mining Areas - The Coal Authority indicate that this property is located on coalfield. Your legal advisor will be able to advise you of any implications of this.

There has been no failed transactions on the property, please contact us should you wish further information.

VIEWING ARRANGEMENTS

**22 MITCHELL DRIVE MILBURN PARK ESTATE ASHINGTON NORTHUMBERLAND
NE63 9JT**

BY APPOINTMENT THROUGH OUR ASHINGTON OFFICE ON (01670) 812145. FILE NO: 6479A



MORTGAGE

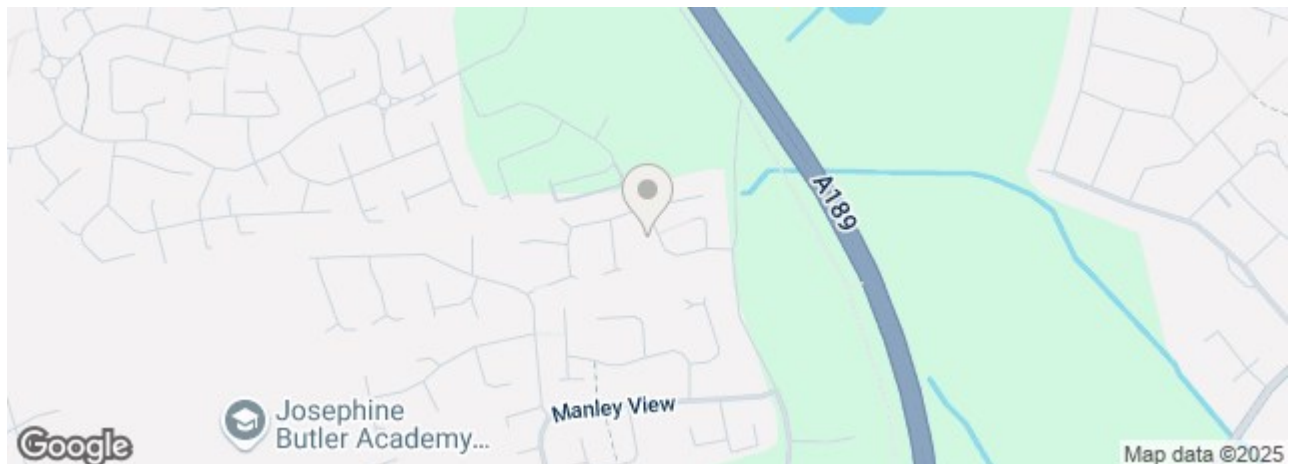
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PLEASE NOTE:

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	68	
(55-68) D		
(39-54) E		
(21-38) F		



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