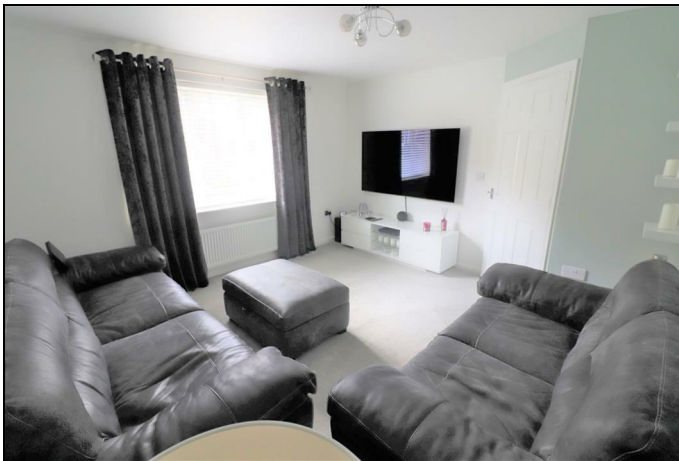


RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

**7 LONGHORSLEY GREEN PORTLAND ASHINGTON NORTHUMBERLAND
NE63 8US**



- MODERN DETACHED HOUSE
- VIEWING HIGHLY RECOMMENDED
- COUNCIL TAX BAND C
- IMMACULATE THROUGHOUT

- THREE BEDROOMS
- IDEALLY LOCATED
- EPC RATING C
- NO UPPER CHAIN

Offers In The Region Of £220,000

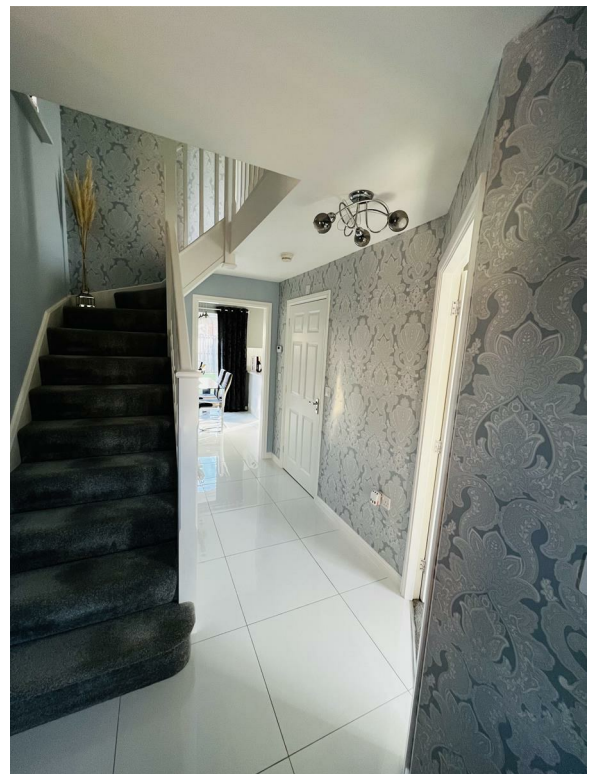
7 LONGHORSLEY GREEN PORTLAND ASHINGTON NORTHUMBERLAND NE63 8US

****A MODERN WELL LOOKED AFTER AND UPDATED FAMILY HOME**** three bedroom detached house ideally situated on the ever so popular PORTLAND ESTATE. The property benefits from gas central heating and double glazing. Comprises of, entrance hall, down stairs wc, modern lounge, kitchen diner with a good range of contemporary units with complimenting work tops, INTEGRATED APPLIANCES, utility room. First floor landing, three bedrooms master having and en-suite shower room, family modern bathroom. Externally there is a garden drive and garage, enclosed garden to the rear. Early internal inspection recommended.

GROUND FLOOR

HALLWAY

Storage cupboard, Porcelain tiled floor, radiator.



7 LONGHORSLEY GREEN PORTLAND ASHINGTON NORTHUMBERLAND NE63 8US

LOUNGE

12'5 x 12'11 (3.78m x 3.94m)

Modern lounge with a double glazed window, radiator.



KITCHEN DINER

9'3 x 18' (2.82m x 5.49m)



DINING AREA

Porcelain tiled floor, double glazed French doors, radiator.



7 LONGHORSLEY GREEN PORTLAND ASHINGTON NORTHUMBERLAND NE63 8US

KITCHEN AREA

Porcelain tiled flooring, double glazed window, contemporary wall, base and drawer units with complimenting work tops, integrated dishwasher, integrated fridge freezer, radiator, partial modern tiling to the walls, oven, hob with extractor hood above.



UTILITY ROOM

5'9 x 5'8 (1.75m x 1.73m)

Double glazed door to the side, base units, plumbed for washing machine, combi boiler, Porcelain tiled floor.



DOWNSTAIRS CLOAKS/WC

Low level wc, wash hand basin, radiator.



7 LONGHORSLEY GREEN PORTLAND ASHINGTON NORTHUMBERLAND NE63 8US

FIRST FLOOR LANDING

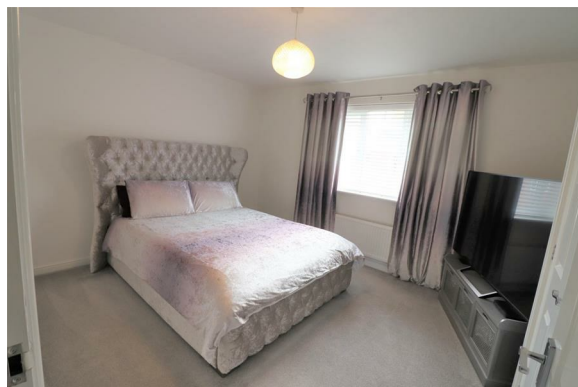
Storage cupboard, double glazed window.



MASTER BEDROOM

10'10 x 12'11 (3.30m x 3.94m)

Double glazed window, radiator.



EN-SUITE SHOWER ROOM

Corner shower cubicle, low level wc, wash hand basin, tiled walls, laminate flooring, radiator.



7 LONGHORSLEY GREEN PORTLAND ASHINGTON NORTHUMBERLAND NE63 8US

BEDROOM TWO

9'6 x 9'2 (2.90m x 2.79m)

Double glazed window, radiator.



BEDROOM THREE

9'6 x 8'7 (2.90m x 2.62m)

Double glazed window, radiator.



BATHROOM

Bath, low level wc, wash hand basin, radiator, laminate flooring, tiled walls.



EXTERNALLY

FRONT

garden to the front, gated access to the side leading to the rear.



7 LONGHORSLEY GREEN PORTLAND ASHINGTON NORTHUMBERLAND NE63 8US

GARAGE

Detached single garage with up and over door, drive.



REAR

Enclosed garden to the rear, lawned, paved patio 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

FILE NUMBER

PLEASE QUOTE REFERENCE NO:

VIEWING

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

MORTGAGE

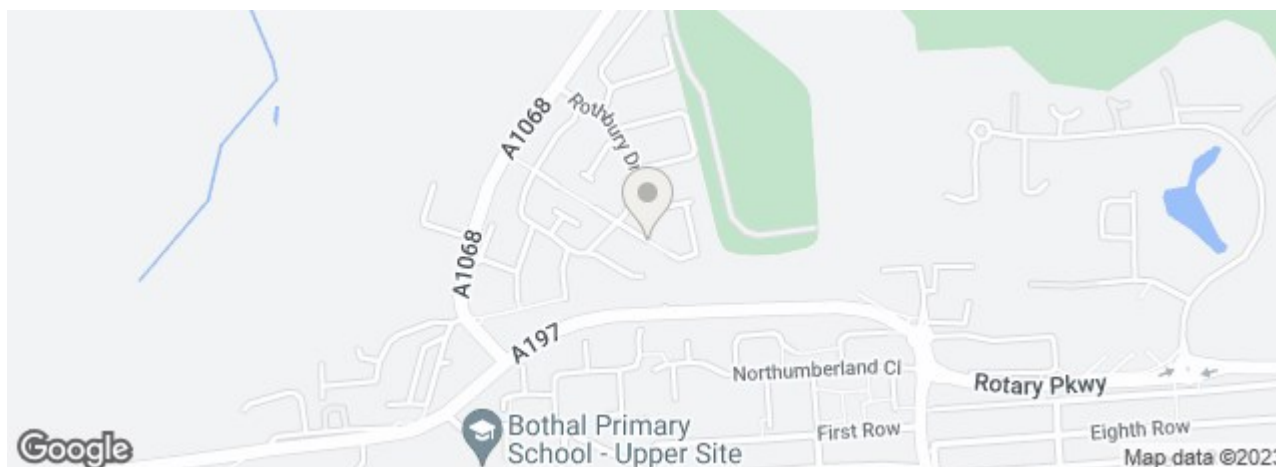
Why not make an appointment to speak to our **Independent** Mortgage Adviser?

PLEASE NOTE:

Your home may be repossessed if you do not keep up repayments on your mortgage.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	73	
(55-68) D		
(39-54) E		
(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