

RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

26 WEMBLEY TERRACE CAMBOIS NORTHUMBERLAND NE24 1SA



- SPACIOUS MID TERRACE
- FREEHOLD PROPERTY
- EPC RATING C
- ONE SOLAR PANEL (owned by vendor)

- GARDEN/YARD
- COUNCIL TAX BAND A
- MAINS GCH/ELECTRIC/WATER,DRAINAGE & SEWERAGE

Price £126,950

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Nestled in the area of Wembley Terrace, Cambois, this delightful terraced house offers a perfect blend of comfort and convenience. With two generously sized double bedrooms, this property is ideal for small families or couples.

As you enter, you are welcomed by an extended spacious lounge that is tastefully decorated, providing a warm and inviting atmosphere. The two reception rooms offer versatility, allowing you to create a dining area or a study, depending on your needs.

The property features a well-appointed bathroom, ensuring that all essential amenities are readily available. One of the standout features of this home is its picturesque setting, as it backs onto serene fields, providing a lovely backdrop for your daily life.

For those who commute, the location offers easy access to the Spine Road, making travel to nearby areas straightforward. This house is not just a place to live; it is a home where you can enjoy both comfort and the beauty of nature right at your doorstep.

In summary, this terraced house in Cambois is a wonderful opportunity for anyone looking to settle in a peaceful yet accessible location. With its spacious interiors and lovely surroundings, it is sure to impress.

GROUND FLOOR:

EXTENDED LOUNGE

16'11" x 19'0" (5.16 x 5.79)

maximum measurement. fireplace with tiled surround. Patio doors to front garden. Radiator, two lots of storage cupboards.



DINING ROOM

13' x 14'8 (3.96m x 4.47m)

Double glazed door with fitted blinds, radiator, storage cupboard, laminate flooring.



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KITCHEN

7'1 x 16'10 (2.16m x 5.13m)

Excellent range of wall, larder, drawer and base units with complimenting work tops, tiled splash back, integrated under bench fridge, integrated tall freezer, freestanding dishwasher, double eye level oven, gas hob with an extractor fan above, radiator, laminate flooring, double glazed door with fitted blinds.



UTILITY ROOM

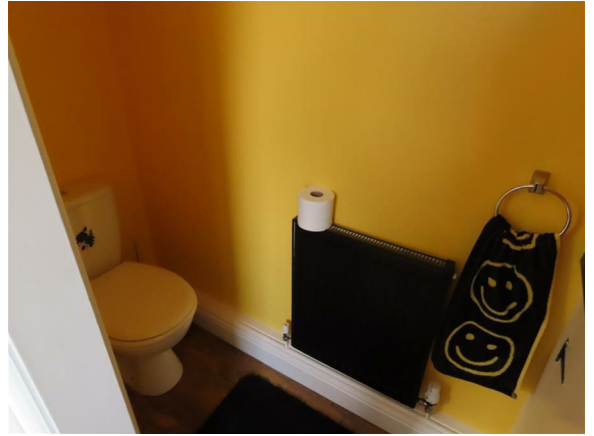
Plumbed for washing machine with work top over, radiator, double glazed window., laminate flooring.



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W.C.

Low level wc, wash hand basin, radiator, laminate flooring,



FIRST FLOOR:

BEDROOM ONE

13'5 x 13'10 (4.09m x 4.22m)

Double glazed window with fitted blinds, radiator, fitted wardrobes and extra storage to both alcoves.



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BEDROOM TWO

10'6 x 12'8 (3.20m x 3.86m)

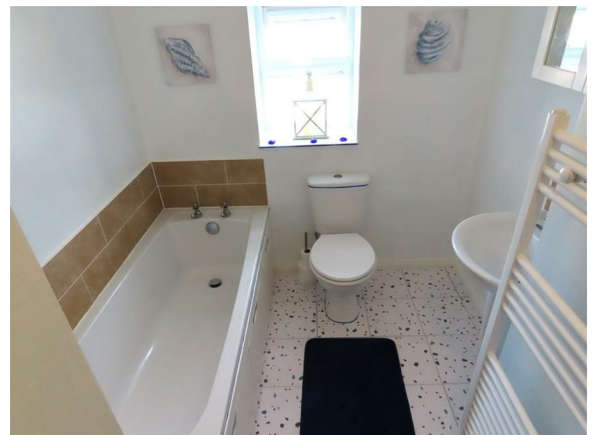
Double glazed window with fitted blinds , radiator.



BATHROOM/SHOWER ROOM/W.C.

10'2 x 6'6 (3.10m x 1.98m)

Double glazed window, bath, low level wc, walk in shower, heated towel rail, tiled splash. Tile effect flooring.



EXTERNALLY

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YARD TO REAR

With gated access to the lane.



FRONT GARDEN

Enclosed garden with paved patio area, decking, gated access to the off street parking.



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.

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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 July 2026)

Flood Risk - River and Sea - Low Risk

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.

STANDARD INFORMATION

These particulars are produced in good faith, and are set out as a general guide only, they do not constitute part or all of an offer or contract.

The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. No apparatus, equipment, fixtures, fittings or services have been tested and it is the buyer's responsibility to seek confirmation as to the working condition of any appliances.

Fixtures and fittings that are specifically mentioned in these particulars are included in the sale, all others in the property are specifically excluded.

Photographs are produced for general information and it must not be inferred that any item is included for sale within the property.

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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.

McKenzie Financial Services Ltd 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 NO: 6675A

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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	69	
(55-68) D		
(39-54) E		
(21-38) F		

