

RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

13 MAIDSTONE GARDENS ASHINGTON NORTHUMBERLAND NE63 9WG



- FOUR BEDROOM DETACHED HOUSE
- LARGER STYLE PLOT
- FREEHOLD PROPERTY
- MAINS GCH/ELECTRIC/WATER,DRAINAGE & SEWERAGE

- CUL-DE-SAC LOCATION
- COUNCIL TAX BAND D
- EPC RATING C
- MUST BE VIEWED

Price £240,000

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Nestled in the cul-de-sac of Maidstone Gardens, Ashington, this spacious detached house offers a perfect blend of comfort and convenience. With four generously sized bedrooms, this property is ideal for families seeking room to grow. The well-proportioned reception room provides a welcoming space for relaxation and entertaining, ensuring that family gatherings and social events can be enjoyed in style. The central heating boiler has been recently installed with a 5 year warranty.

Set on a larger style plot, the house boasts ample parking, making it easy for residents and guests alike. The outdoor space offers potential for gardening or simply enjoying the fresh air in a peaceful setting. The location is particularly appealing, providing a sense of community while remaining conveniently close to local amenities and transport links.

This property is a wonderful opportunity for those looking to settle in a desirable area, combining spacious living with the benefits of a popular neighbourhood. Whether you are a growing family or simply seeking more space, this home is sure to meet your needs. Do not miss the chance to make this delightful house your new home.

GROUND FLOOR

HALLWAY

Entered via a double glazed door, radiator.



LOUNGE

11' x 16'3 (3.35m x 4.95m)

Double glazed window, radiator, laminate flooring, coving, fire surround.



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KITCHEN DINER

10'3 x 18'5 (3.12m x 5.61m)

Double glazed French doors, radiator, laminate flooring, storage cupboard, coving.



KITCHEN AREA

Range of wall base and drawer units with work tops, built in oven, hob with extractor hood above,



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UTILITY ROOM

Laminate flooring, plumbed for washing machine, radiator, double glazed door to the side garden.



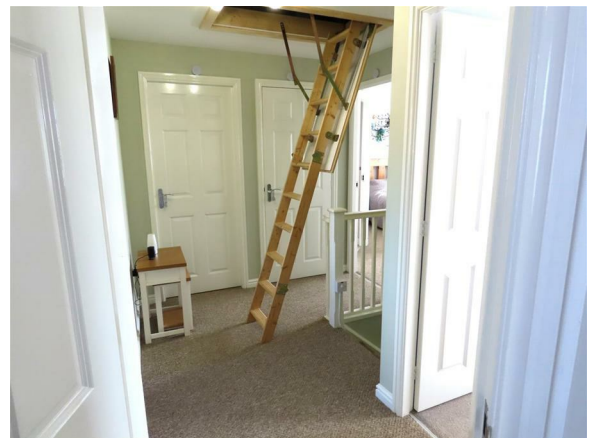
DOWNSTAIRS WC

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



FIRST FLOOR LANDING

Storage cupboard, access to the boarded loft via retractable loft ladders with electric and power.



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BEDROOM ONE

12'11 x 12'3 (3.94m x 3.73m)

Double glazed window, radiator, fitted wardrobes, storage cupboard.



EN-SUITE

Shower cubicle, wash hand basin, low level wc, laminate flooring, radiator, tiled splash back.



BEDROOM TWO

12'4 x 9'3 (3.76m x 2.82m)

Double glazed window, radiator.



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BEDROOM THREE

9'6 x 7'8 (2.90m x 2.34m)

Double glazed window, radiator, laminate flooring.



BEDROOM FOUR

10'5 x 8'11 (3.18m x 2.72m)

Double glazed window, radiator, laminate flooring.



SHOWER ROOM

6'11 x 8'11 (2.11m x 2.72m)

Double glazed window, shower cubicle, low level wc, wash hand basin, heated towel rail, tiled splash back, laminate flooring.



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EXTERNALLY



FRONT

Garden to the front which is mainly laid to lawn, parking for several cars.



GARAGE

With up and over doors, power and lighting.



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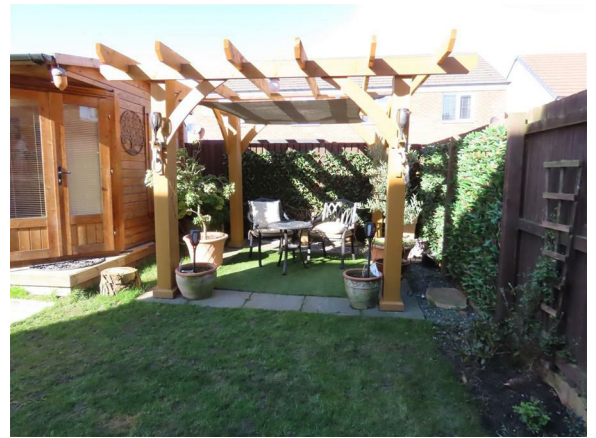
SIDE GARDEN

With gated access to the street, laid to lawn.



REAR

Laid to lawn with paved patio area with a pergola. Shed included 10' x 8'



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CABIN

Wood Cabin which is double glazed with a log burning stove, power and lighting.



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

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.

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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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 March 2026)

Flood Risk - River and Sea - Low

Planning Permission - There are currently no planning permission for 13 Maidston Gardens

<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

BY APPOINTMENT WITH OUR ASHINGTON OFFICE (01670) 812145/ashington@rickard.uk.com. FILE NO: 6638A

MORTGAGE

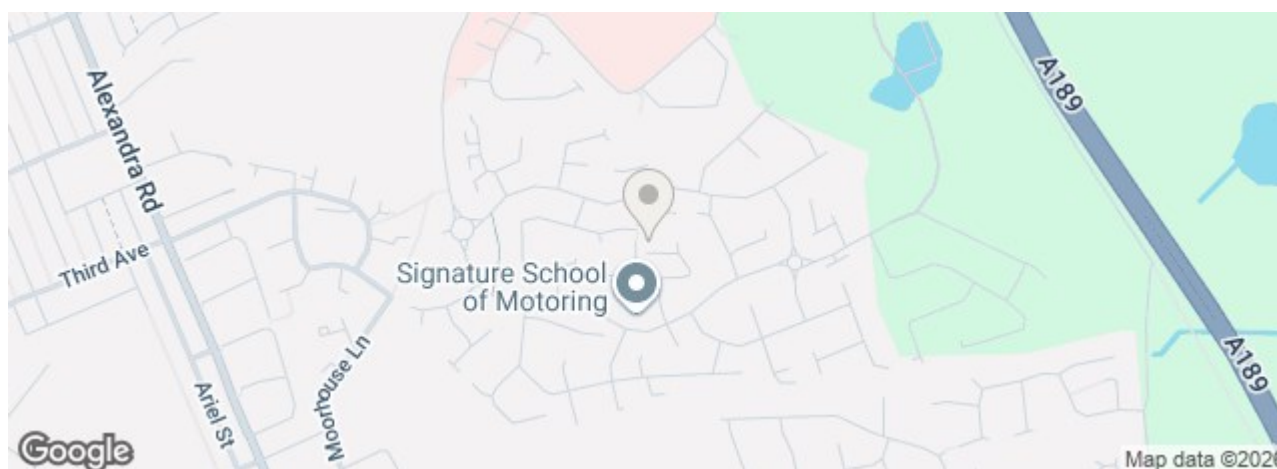
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	83
(55-68) D		
(39-54) E		
(21-38) F		



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