

RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

**16 RIDGEWAY WANSBECK ESTATE STAKEFORD NORTHUMBERLAND NE62
5XX**



- THREE BEDROOM SEMI
- FREEHOLD PROPERTY
- EPC RATING TBC

- WANSBECK ESTATE
- COUNCIL TAX BAND B
- MAINS GCH/ELECTRIC/WATER,DRAINAGE & SEWERAGE

Price £170,000

16 RIDGEWAY WANSBECK ESTATE STAKEFORD NORTHUMBERLAND NE62 5XX

Nestled in the sought-after Wansbeck Estate in Choppington, this charming semi-detached house offers a wonderful opportunity for families and first-time buyers alike. With three well-proportioned bedrooms, this property provides ample space for comfortable living.

The home is conveniently located, ensuring easy access to local schools, transport links, and a variety of amenities, making it an ideal choice for those who value convenience and community. The absence of an onward chain allows for a smoother transition, enabling you to settle into your new home.

This property is not just a house; it is a place where memories can be made. The surrounding area boasts a friendly neighbourhood atmosphere, perfect for families and individuals seeking a welcoming environment.

Whether you are looking to invest in your first home or seeking a new family residence, this semi-detached house in Ridgeway is a fantastic option that combines comfort, convenience, and community spirit. Do not miss the chance to make this delightful property your own.

GROUND FLOOR

HALLWAY

Entered via a double glazed door, radiator, two storage cupboards.



LOUNGE

12'5 x 14'2 (3.78m x 4.32m)

Larger style double glazed window, radiator, coving, feature stone effect fire place with a gas living flame fire.



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DINING ROOM

10'3 x 8'8 (3.12m x 2.64m)

Radiator, sliding door to the conservatory.



CONSERVATORY

8'4 x 9'9 (2.54m x 2.97m)

Secondary glazing.



KITCHEN

9'9 x 10'11 (2.97m x 3.33m)

Double glazed window, radiator, range of wall, base and drawer units with work tops, oven, hob, tiled splash back.



UTILITY ROOM

8'1 x 8'7 (2.46m x 2.62m)

Base units, plumbed for washing machine, storage cupboard, combi boiler.



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SHOWER ROOM

Shower cubicle, wc, wash hand basin, double glazed window, radiator.



FIRST FLOOR LANDING

Double glazed window, access to the loft via pull down foldable ladders, boarded with electric.



BEDROOM ONE

12'1 x 11'8 (3.68m x 3.56m)

Double glazed windows, radiator, wardrobes.



BEDROOM TWO

10'10 x 9' (3.30m x 2.74m)

Double glazed windows, radiator, wardrobes.



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BEDROOM THREE

9'2 x 7'11 (2.79m x 2.41m)

Double glazed windows, radiator.



BATHROOM

bath with shower over, low level wc, vanity storage unit with wash hand basin inset, radiator, double glazed window, upvc cladding on walls.



FRONT

Garden to the front which is laid to lawn with shrubs, drive leading to the garage.



GARAGE

Single garage with an electric garage door, power and lighting.

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REAR GARDEN

Larger style garden which is laid to lawn, borders and shrubs.



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.

McKenzie Financial Services Ltd will Pay Rickard 1936 Ltd a referral fee on completion of any mortgage application

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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 June 2026)

Flood Risk - River and Sea - Low Risk

Planning Permission - There are currently No planning permission for 16 Ridgeway

<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.

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.

MORTGAGE

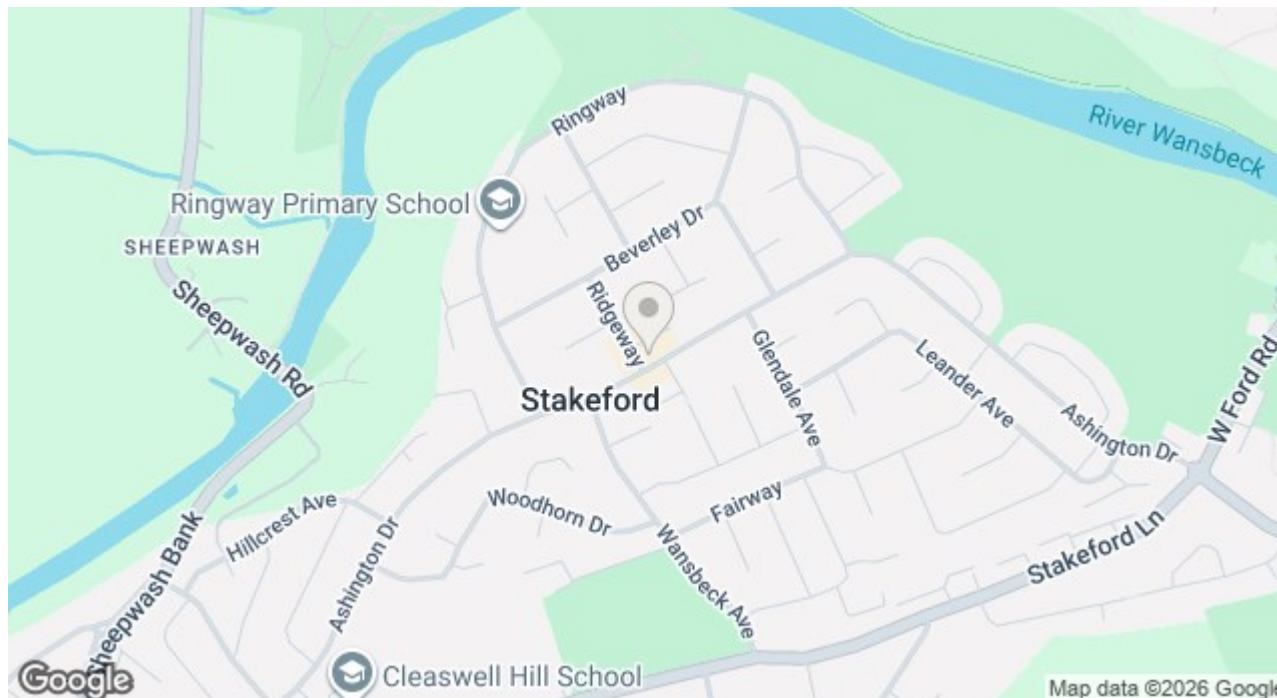
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Energy Efficiency Rating

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



www.rickard.uk.com

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