

# RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

**26 HERON CLOSE NURSERY PARK ASHINGTON NORTHUMBERLAND NE63  
0DA**



- DETACHED BUNGALOW
- ORANGERY
- COUNCIL TAX BAND C
- SOLAR PANELS

- TWO DOUBLE BEDROOMS
- LOVELY GARDENS
- EPC RATING B
- CUL-DE-SAC LOCATION

**Offers Over £254,000**

# 26 HERON CLOSE NURSERY PARK ASHINGTON NORTHUMBERLAND NE63 0DA

A detached bungalow on a large fan shaped site. Situated on the ever so popular Nursery Park Estate. Benefits from a long drive for on site parking, garage, front garden and large well laid out rear garden. Original three bedrooms, third bedroom re-designed now a dining area but could easily be changed back. Ent Hall, lounge with opening to dining room, master bedroom with fitted wardrobes and patio doors into the rear garden, second bedroom with fitted robes, refitted shower room, fitted breakfasting kitchen, orangery over looking the private garden. THE BUNGALOW IS FITTED WITH SOLAR PANELS WHICH WE ARE INFORMED ARE OWNED BY THE CURRENT OWNERS.

## ENTRANCE HALL

Storm porch entrance and uPVC double glazed door with leaded pane and side panel, radiator, built in cupboard, loft access, panelled doors off and double fifteen light glazed doors leading into:-



## LOUNGE

18'0" x 11'9" (5.49 x 3.58)

Large uPVC double glazed window to front allowing lots of natural light into this tastefully presented living room, double radiator, coving, opening to:-



## DINING AREA

9'1" x 7'10" (2.77 x 2.39)

Radiator, uPVC double glazed window to front.



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### BREAKFASTING KITCHEN

13'0" x 8'3" (3.96 x 2.51)

With a range of beechwood floor, drawer and wall units, roll edge worktops, "Neff" appliances: integrated fridge, freezer and automatic washing machine, fitted stainless steel under oven, touch control electric hob and chimney style extractor, one and a half bowl single drainer stainless steel sink unit, gas boiler, radiator, laminate flooring, uPVC double glazed window to front.



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## ORANGERY

13'4 x 12'5 (4.06m x 3.78m)

Double glazed windows, laminate flooring, radiator, built in storage cupboard, double glazed door to the garden.



## MASTER BEDROOM

13'9" x 11'9" (4.19 x 3.58)

A light and pleasant room with fitted three etch pattern mirrored sliding door wardrobes, radiator, double glazed patio doors leading onto the patio and the delightful private rear garden.



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## BEDROOM TWO

10'6" x 9'1" (3.20 x 2.77)

Fitted sliding door wardrobes, radiator, uPVC double glazed window to rear.



## SHOWER ROOM

Close coupled wc and wash hand basin set in a vanity unit, walk in double shower cubicle, double glazed window, chrome heated towel rail, upvc cladding to the walls, tall storage cupboard.



## EXTERNAL

pleasantly situated in a cul-de-sac.

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## FRONT GARDEN

Gravelled and shrubs.



## LONG DRIVEWAY

leading to:



## GARAGE

with power and light. Door leading to rear garden.

## LARGE REAR GARDEN

with well tended lawn, shaped pathways on the lawn and feature planted areas, shrubs and trees. attractive garden pond, greenhouse, cold water tap. Stone paved patio area.



# 26 HERON CLOSE NURSERY PARK ASHINGTON NORTHUMBERLAND NE63 0DA

## 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

## 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.

## 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 October 2024)

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.

## VIEWING

BY APPOINTMENT WITH OUR ASHINGTON OFFICE (01670) 812145/ashington@rickard.uk.com. FILE NO: 6460A

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# Energy Efficiency Rating

	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p>		
<p>(81-91) <b>B</b></p>	87	91
<p>(69-80) <b>C</b></p>		
<p>(55-68) <b>D</b></p>		
<p>(39-54) <b>E</b></p>		
<p>(21-38) <b>F</b></p>		



[www.rickard.uk.com](http://www.rickard.uk.com)

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Regulated by RICS

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