

RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

38 HERON CLOSE ASHINGTON NE63 0DA



- SEMI DETACHED BUNGALOW
- IMMACULATELY PRESENTED
- FREEHOLD PROPERTY
- EPC RATING C

- TWO BEDROOMS
- NO ONWARD CHAIN
- COUNCIL TAX BAND B
- MAINS GCH/ELECTRIC/WATER,DRAINAGE & SEWERAGE

Price £230,000

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Nestled in the sought-after residential area of Heron Close, Ashington, this immaculately presented semi-detached bungalow offers a delightful living experience. With two well-proportioned reception rooms, this property provides ample space for relaxation and entertaining. The two bedrooms are comfortably sized, making it an ideal home for couples or those looking to downsize.

The bungalow features a well-appointed modern shower room, ensuring convenience and comfort for its residents. One of the standout features of this property is the parking space, providing ease of access and peace of mind.

What truly sets this home apart is the absence of an onward chain, allowing for a smoother purchasing process. The popular residential location enhances the appeal, with local amenities, parks, and transport links all within easy reach.

This charming bungalow is perfect for those seeking a low-maintenance lifestyle in a community. This property is not to be missed.

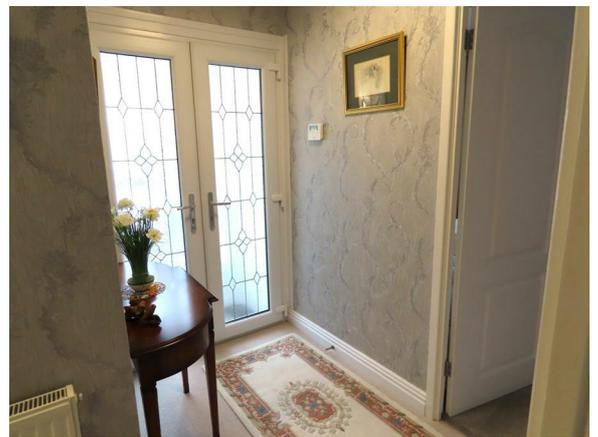
GROUND FLOOR

PORCH

Entered via a double glazed door.

HALLWAY

Double glazed French doors, radiator.



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LOUNGE

Double doors leading into the lounge, large double glazed bow window, radiator.



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KITCHEN

10'8 x 9'4 (3.25m x 2.84m)

Excellent range of wall, base and drawer units with complimenting marble effect work tops and upstands, under bench downlights, oven, hob with extractor fan above, modern tiled walls, sink with drainer and mixer tap, under bench fridge, laminate flooring, double glazed window.



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LOUNGE DINING ROOM

11'11" x 16'1" (3.63m x 4.90m)

Radiator, double glazed French doors with two double glazed windows to either side, additional double glazed windows, garage.



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GARAGE

Double glazed French doors, chest freezer.



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UTILITY ROOM

Wall and base units with work tops, washing machine, dryer, double glazed door to the rear.



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BEDROOM ONE

9'10 to drobes x 13'11 (3.00m to drobes x 4.24m)

Wall to wall fitted wardrobes, radiator, double glazed window.



BEDROOM TWO

8'1 x 7'11 to drobes (2.46m x 2.41m to drobes)

Double glazed window, radiator, wall to wall fitted wardrobes.



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SHOWER ROOM

8'5 x 5'7 (2.57m x 1.70m)

Double glazed window, heated chrome towel rail, double shower, wash hand basin set in a vanity unit, low level wc, tiled walls and floor, upvc cladding to the ceiling.



EXTERNALLY



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REAR

Enclosed low maintenance garden with raised borders, garden shed.



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FRONT

Garden to the front, drive.



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

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 Feb 2026)

Flood Risk - River and Sea - Low Risk

Planning Permission - There are currently no planning permission for 38 Heron Close

<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: 6629A

MORTGAGE

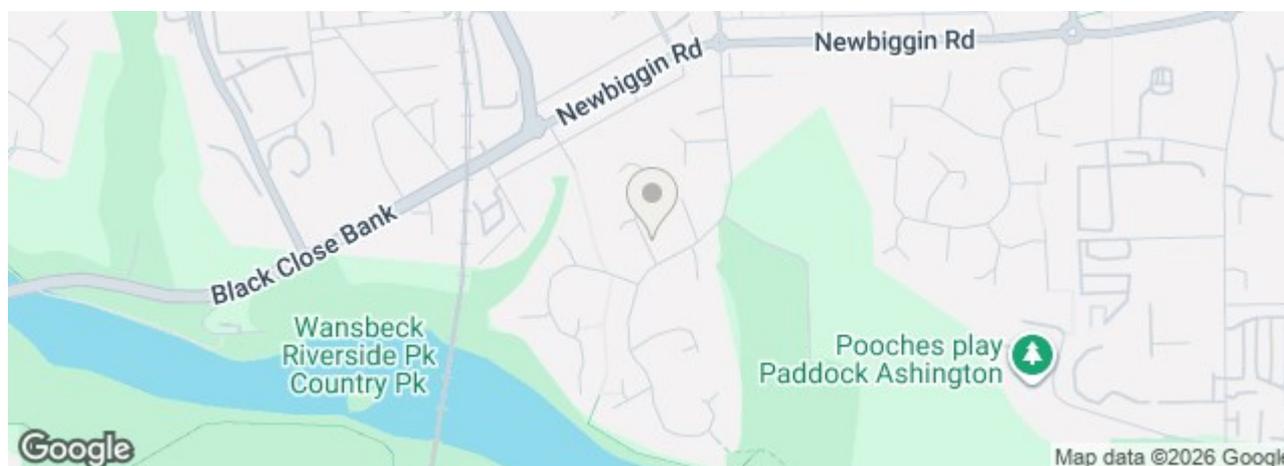
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Energy Efficiency Rating

	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>	<p>72</p>	<p>86</p>



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