RICKARD
CHARTERED SURVEYORS & ESTATE AGENTS

16 WESTBOURNE AVENUE WANSBECK ESTATE STAKEFORD NORTHUMBERLAND NE62 5YN







- SOUGHT AFTER LOCATION
- COUNCIL TAX BAND C
- FREEHOLD PROPERTY
- NO ONWARD CHAIN/IN NEED OF UPDATING
- EPC RATING D
- MAINS GCH/ELECTRIC/WATER,DRAINAGE & SEWERAGE

Offers Over £225,000

17/18 Laburnum Terrace, Ashington, Northumberland, NE63 0AJ
Fax: 01670 522765
Email: ashington@rickard.uk.com

01670 812145
www.rickard.uk.com

16 WESTBOURNE AVENUE WANSBECK ESTATE STAKEFORD NORTHUMBERLAND NE62 5YN

Nestled in the desirable Wansbeck Estate on Westbourne Avenue, this detached house presents an excellent opportunity for families and individuals alike who are looking to put there own stamp on there new home. Boasting a generous plot size, the matured rear garden backs onto woodlands which goes along the Wansbeck river. This property offers ample space both inside and out, making it an ideal choice for those seeking comfort and convenience.

The house feature a light and spacious lounge with a larger style double glazed window allowing lots of natural light to flow through, additionally there is a dining room, fitted kitchen and a downstairs shower room.

One of the standout features of this home is the off-street parking, accommodating a few vehicles, which is a rare find in such a sought-after location. The absence of no onward chain allows for a smoother transaction.

This detached house is not only a practical choice but also a wonderful place to create lasting memories. With its spacious layout and prime location, it is sure to attract interest from a variety of buyers. Do not miss t

GROUND FLOOR

ENTRANCE HALL

Entered via a double glazed door with double glazed windows to either side, radiator, laminate flooring.





SHOWER ROOM/WC

11' x 4' (3.35m x 1.22m)

Wash hand basin set in a vanity unit, low level wc, shower, partial tiled walls, tiled floor.

16 WESTBOURNE AVENUE WANSBECK ESTATE STAKEFORD NORTHUMBERLAND NE62 5YN

LOUNGE

22' x 22'2 (6.71m x 6.76m)

Larger style double glazed window, two radiators, sliding door to the rear, fire surround with marble effect back and hearth with gas living flame fire.





DINING ROOM

10'1 x 13'1 (3.07m x 3.99m)

Radiator, double glazed window.



16 WESTBOURNE AVENUE WANSBECK ESTATE STAKEFORD NORTHUMBERLAND NE62 5YN

KITCHEN

11'5 x 11'3 (3.48m x 3.43m)

Double glazed window, range of wall, base and drawer units with work tops, Eye level double oven, gas hob with extractor fan above, one and half bowl sink with drainer and mixer tap, tiled floor, door to the garage, door to the rear garden.





FIRST FLOOR

LANDING

Double glazed window, storage cupboard housing the combi boiler.



16 WESTBOURNE AVENUE WANSBECK ESTATE STAKEFORD NORTHUMBERLAND NE62 5YN

BEDROOM ONE

11'7 x 12'3 (3.53m x 3.73m)

Double glazed window, radiator, fitted wardrobes and drawers.





BEDROOM TWO

10'2 x 15' (3.10m x 4.57m)

Double glazed window, radiator, fitted wardrobes.



BEDROOM THREE

10'10 x 6'8 (3.30m x 2.03m)

Double glazed window, radiator.



16 WESTBOURNE AVENUE WANSBECK ESTATE STAKEFORD NORTHUMBERLAND NE62 5YN

BATHROOM

5'6 x 8'6 (1.68m x 2.59m)

Double glazed window, bath with shower tap, low level wc, wash hand basin, tiled walls and tiled floor.





EXTERNALLY





16 WESTBOURNE AVENUE WANSBECK ESTATE STAKEFORD NORTHUMBERLAND NE62 5YN

FRONT

Lawned maturedgarden to the front with shrubs, bushes and trees.
Access to the rear via the side.



REAR

Enclosed mature garden with shrubs trees and borders, lawned and paved patio areas the garden backs on to woodlands along the Wansbeck river.





GARAGE

Single garage with a newly fitted roller door, power and lighting.
Double/tandem style drive providing parking for a few cars.



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.

16 WESTBOURNE AVENUE WANSBECK ESTATE STAKEFORD NORTHUMBERLAND NE62 5YN

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

REFERRAL FEE DISCLOSURE

Rickard may recommend the services of selected solicitors or conveyancers. Where a client chooses to instruct a firm recommended by us, Rickard may receive a referral fee from that firm. This will be no more than £100 per individual instruction, or up to £200 where the firm is instructed to act for both the buyer and seller in the same transaction.
There is no obligation to use any solicitor or conveyancer recommended by Rickard, and you are free to appoint a legal representative of your own choosing.

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 November 2026)

Flood Risk - River and Sea - Low Risk

Planning Permission - There are currently ? planning permission for ?
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.

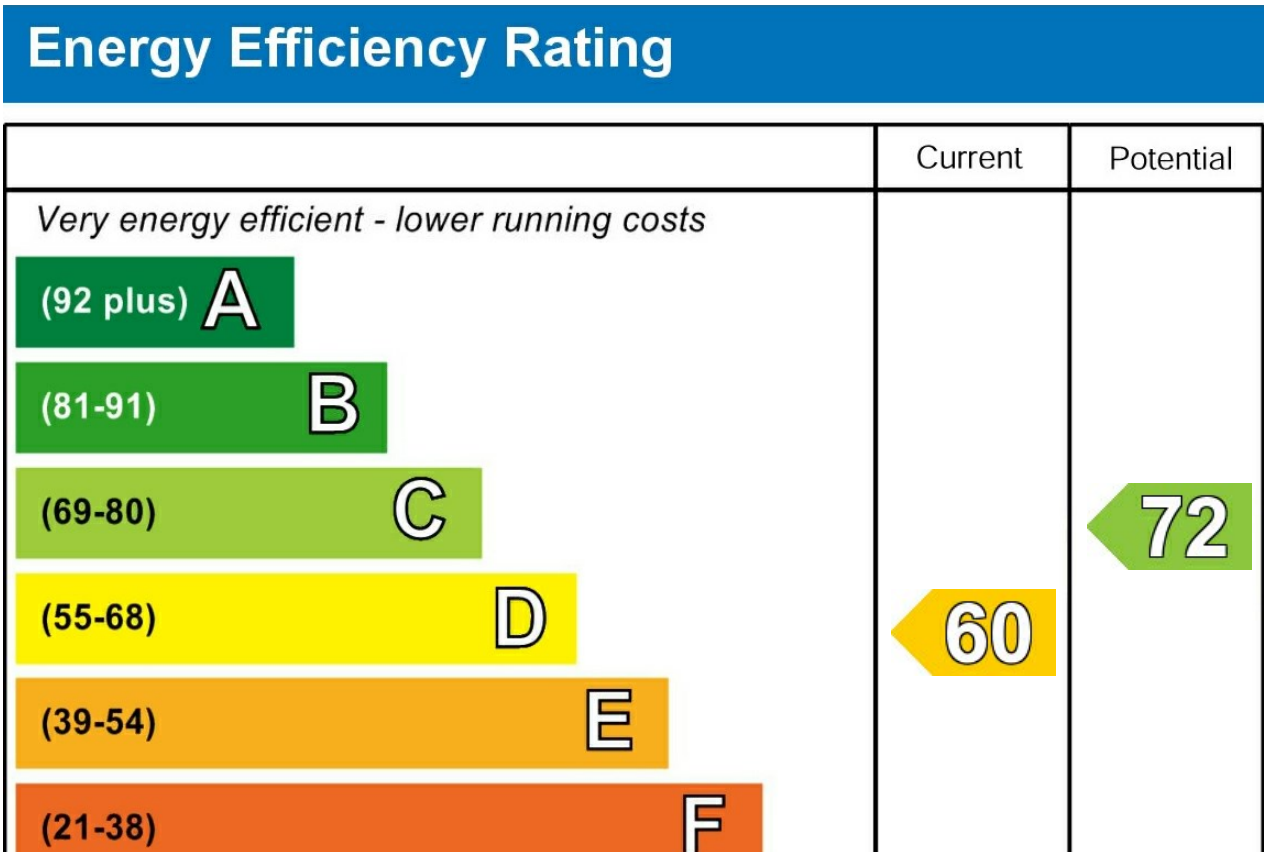
There has been no failed transactions on the property, please contact us should you wish further information.

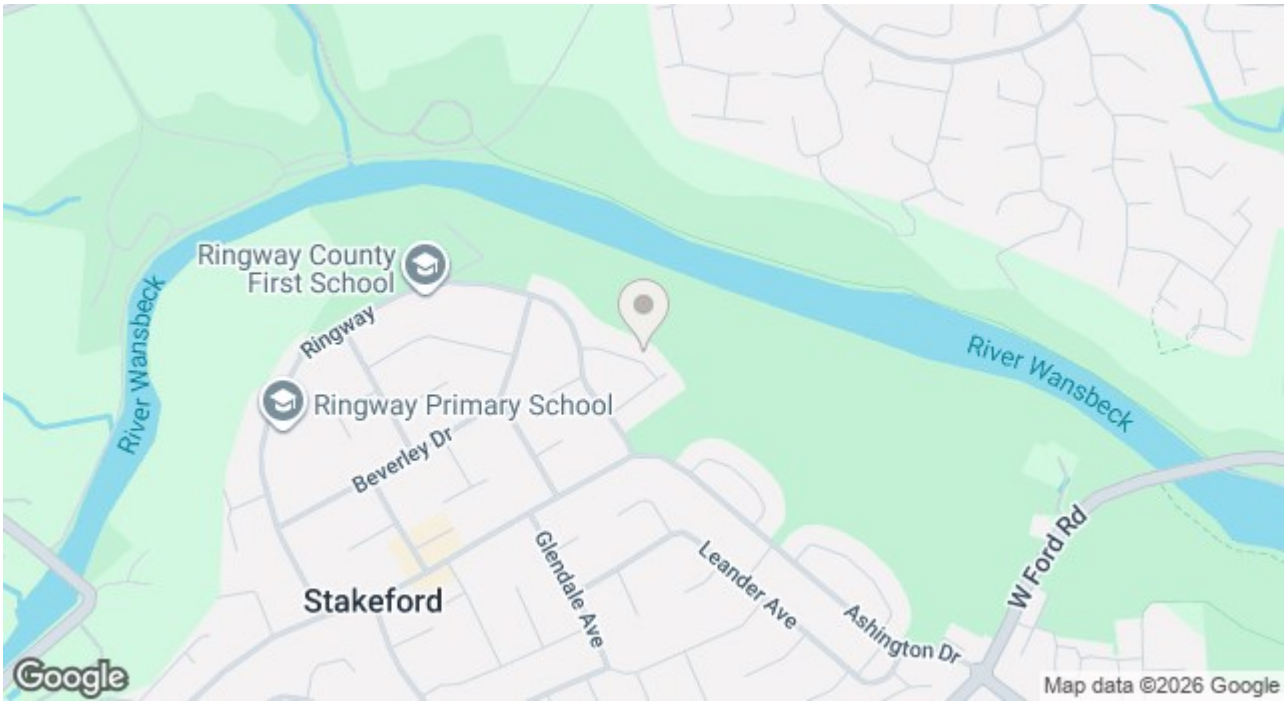
VIEWING

BY APPOINTMENT WITH OUR ASHINGTON OFFICE (01670) 812145/ashington@rickard.uk.com. FILE NO: 6698A

MORTGAGE
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.





www.rickard.uk.com

Registered in England company number 6314212

VAT registration number 175 8808 19

Regulated by RICS

Ashington
17/18 Laburnum Terrace
Ashington, NE63 0AJ
Telephone: 01670 812145
Email: ashington@rickard.uk.com

Morpeth
25/27 Newgate Street
Morpeth, NE61 1AW
Telephone: 01670 513533
Email: morpeth@rickard.uk.com

Directors: Iain Rickard MRICS, Diane Charlton & Aisling O'Neil MNAEA