

# RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

**83 ALEXANDRA ROAD ASHINGTON NORTHUMBERLAND NE63 9HG**



- 3 Bed Mid Terrace
- Combi Gas Heating
- Council tax band A

- 2 Reception Rooms
- Epc rating D

**Price £80,000**

# 83 ALEXANDRA ROAD ASHINGTON NORTHUMBERLAND NE63 9HG

A mid terrace house, with front garden and yard to rear. Ideally located for all local amenities and transport links. The accommodation has upvc double glazing and combi gas central heating. Both reception rooms have fireplaces plus fitted kitchen, bathroom. To the first floor there are three bedrooms all fitted, and the master bedroom has an en-suite shower room.

## GROUND FLOOR

### ENTRANCE LOBBY

upvc double glazed entrance door, cornice glazed door to:-

### HALL

Radiator, panelled doors off.

### LOUNGE

11'11" x 11'6" to alcove (3.63 x 3.51 to alcove)

upvc double glazed bow window to front. double radiator, cornice.



### INNER LOBBY

built in understair cupboard.

### DINING ROOM

14'9" x 11'9" (4.50 x 3.58)

Fire surround with marble backdrop and hearth, radiator, upvc double glazed window to rear.



### KITCHEN

12'11" x 6'3" (3.94 x 1.91)

Floor, drawer and wall units, glazed display cabinet, roll edge worktops, single drainer stainless steel sink unit, plumbing for automatic washer.



### REAR HALL

upvc double glazed door to rear, door to:-

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## BATHROOM

suite comprising panelled bath, pedestal wash basin and close coupled w.c., upvc double glazed window.



## FIRST FLOOR

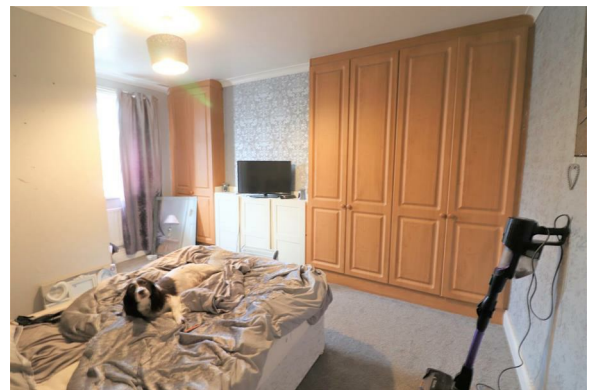
### LANDING

modern panel doors off, loft access.

### BEDROOM 1

14'9" x 10'6" + alcove (4.50 x 3.20 + alcove)

Four door wardrobe and double wardrobe, bedside drawers, radiator, pvc double glazed window, panelled door to:-



### EN-SUITE SHOWER ROOM

A shower room with tiled floor and tiled walls, pvc ceiling with spot lighting, close coupled w.c., pedestal washbasin, shower cubicle.



### BEDROOM 2

12'0" x 7'4" (3.66 x 2.24)

wardrobes, drawer unit, radiator, upvc double glazed window.

### BEDROOM 3

8'10" x 7'5" (2.69 x 2.26)

Double wardrobe, radiator, upvc double glazed window.

## EXTERNAL

Garden to front.

Good size yard to rear, brick store, gate to rear.

## 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.

## VIEWING:

BY APPOINTMENT WITH OUR ASHINGTON OFFICE (01670) 812145

## FILE NUMBER

PLEASE QUOTE REFERENCE NO:

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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.**

# Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>59</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		



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