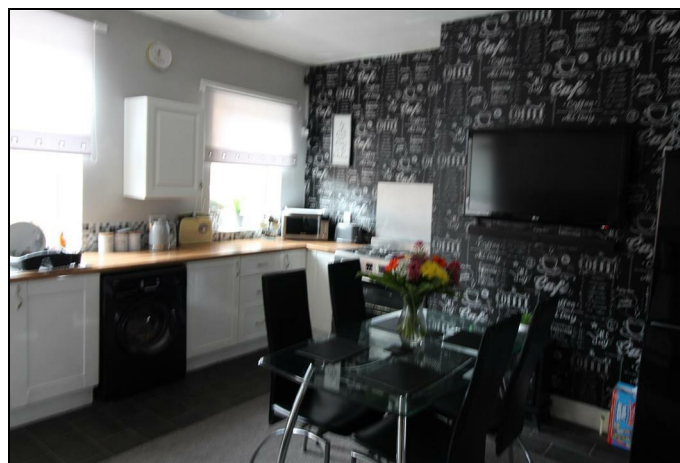
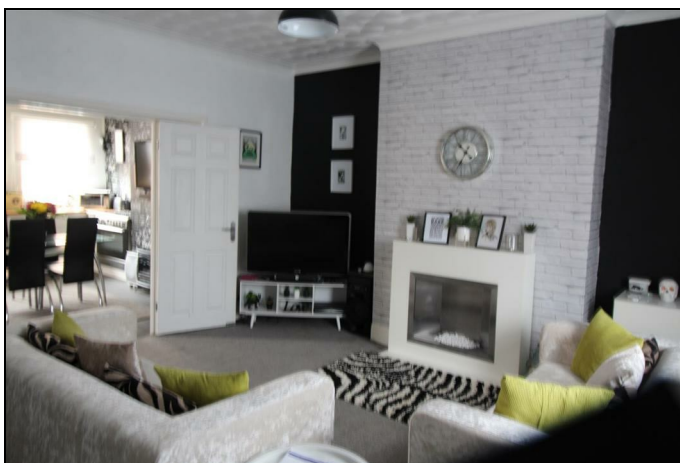


# RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

25 WOODHORN ROAD ASHINGTON NORTHUMBERLAND NE63 9AS



- THREE BEDROOMS
- MID TERRACE HOUSE
- EPC RATING C

- TENANT IN SITU
- IDEAL INVESTMENT
- CLOSE TO AMENITIES

**Offers Over £66,500**

# 25 WOODHORN ROAD ASHINGTON NORTHUMBERLAND NE63 9AS

**\*\* AN IDEAL INVESTMENT BEING SOLD WITH TENANT IN SITU \*\*** a three bedroom mid terrace house ideally situated for local amenities and excellent transport links. The tenant is currently paying £500 pcm from March 2024. Comprises of entrance lobby, lounge, kitchen/diner, bathroom, first floor landing, three bedrooms, small garden to the front and yard to the rear.

## GROUND FLOOR

### ENTRANCE HALL

Radiator, storage cupboard.



### LOUNGE

14'10 x 16' (4.52m x 4.88m)

Double glazed window, radiator.



### KITCHEN DINER

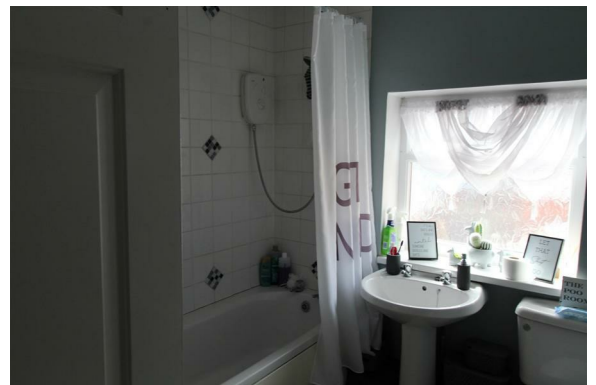
12' x 13'3 (3.66m x 4.04m)

Double glazed window, range of wall and base units, sink with drainer and mixer tap, tiled floor.



### BATHROOM

Double glazed window, bath, low level wc, wash hand basin.



### FIRST FLOOR LANDING





# 25 WOODHORN ROAD ASHINGTON NORTHUMBERLAND NE63 9AS

## BEDROOM ONE

10'9 x 15'10 (3.28m x 4.83m)  
Double glazed window, radiator.



## BEDROOM TWO

8'11 x 13'4 (2.72m x 4.06m)  
Double glazed window, radiator.



## BEDROOM THREE

7'5 x 12'6 (2.26m x 3.81m)  
Double glazed window, radiator.



## EXTERNALLY

### FRONT

Small town garden to the front.



### REAR

Yard to the 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.

# 25 WOODHORN ROAD ASHINGTON NORTHUMBERLAND NE63 9AS

## VIEWING

BY APPOINTMENT WITH OUR ASHINGTON OFFICE (01670) 812145/ashington@rickard.uk.com

## 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

## FILE NUMBER

PLEASE QUOTE REFERENCE NO: 6026a

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**Your home may be repossessed if you do not keep up repayments on your mortgage.**

# Energy Efficiency Rating

	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p><b>(92 plus) A</b></p> <p><b>(81-91) B</b></p> <p><b>(69-80) C</b></p> <p><b>(55-68) D</b></p> <p><b>(39-54) E</b></p> <p><b>(21-38) F</b></p>	<p><b>73</b></p>	<p><b>87</b></p>



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