

# RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

7 SEVENTH AVENUE ASHINGTON NORTHUMBERLAND NE63 0QE



- TWO BEDROOMS
- TENANTED (PAYING £425 PCM)
- COUNCIL TAX BAND A

- MID TERRACE HOUSE
- IDEAL INVESTMENT
- EPC RATING D

**Offers Over £57,500**

# 7 SEVENTH AVENUE ASHINGTON NORTHUMBERLAND NE63 0QE

**\*\*IDEAL INVESTMENT/BUY TO LET/1st TIME BUYER\*\*** a two bedroom mid terrace house, is currently tenanted (paying £425 pcm). The property can be offered as vacant possession. Benefits from gas central heating and double glazing. Comprises of, entrance hall, lounge, kitchen. First floor landing, two bedrooms and bathroom, yard to the rear garden to the front.

## GROUND FLOOR

### HALLWAY

Entered via a double glazed door, radiator.

### LOUNGE

Double glazed window, radiator.

### KITCHEN

Double glazed window, range of units with worktops, sink with drainer and mixer tap.

### BATHROOM

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

## FIRST FLOOR LANDING

### MASTER BEDROOM

Double glazed window, radiator.

### BEDROOM TWO

Double glazed window, radiator.

## EXTERNALLY

### REAR

Yard to the rear.

### FRONT

Town garden to the front with gated access to the street.

## VIEWING

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

## 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.

Oracle Financial Planning Limited will Pay Rickard 1936 Ltd a referral fee on completion of any mortgage application

## FILE NUMBER

PLEASE QUOTE REFERENCE NO: 6283A

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**MORTGAGE**

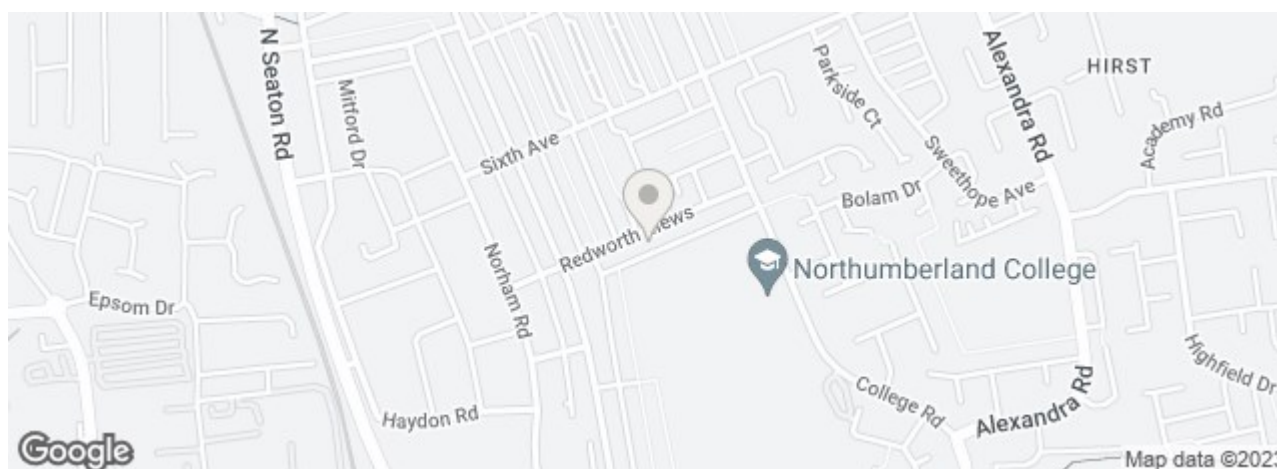
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# Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>76</b>
(55-68) <b>D</b>	<b>56</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		



17/18 Laburnum Terrace, Ashington NE63 0JA Tel: 01670 812145 Fax: 01670 522765 Email: ashington@rickard.uk.com  
 25 Newgate Street, Morpeth NE61 1AW Tel: 01670 513533 Fax: 01670 518398 Email: morpeth@rickard.uk.com  
 6 Havelock Street, Blyth NE24 1AB Tel: 01670 356613 Fax: 01670 369155 Email: blyth@rickard.uk.com

