

RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

2A ACACIA TERRACE ASHINGTON NORTHUMBERLAND NE63 0AQ



- TWO DOUBLE BEDROOMS
- NO ONWARD CHAIN
- IDEAL INVESTMENT/FIRST TIME BUY
- EPC RATING C

- FIRST FLOOR FLAT
- TOWN CENTRE LOCATION
- COUNCIL TAX BAND A
- GCH/DG

Offers In Excess Of £55,000

2A ACACIA TERRACE ASHINGTON NORTHUMBERLAND NE63 0AQ

****AN IDEAL INVESTMENT/FIRST TIME BUY**** two bedroom first floor flat, within walking distance to the town centre with its abundance of shops, bars and restaurants and excellent transport links. The property benefits from gas central heating, double glazing and also benefits from being sold with NO ONWARD CHAIN. Comprises of, entrance lobby with stairs up to the landing, lounge open plan kitchen, two double bedrooms, modern bathroom. Externally there is an enclosed shared yard to the rear with an outhouse.

GROUND FLOOR

LOBBY

Entered via a double glazed door, tiled floor. Stairs up to the first floor landing, new carpet flooring.

LANDING

Radiator, new carpet flooring.

OPEN PLAN KITCHEN /LOUNGE

13'2 x 14'5 (4.01m x 4.39m)



LOUNGE AREA

Radiator, laminate flooring.



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KITCHEN AREA

Range of wall, base and drawer units with complimenting work tops, sink with drainer and mixer tap, space for a cooker, extractor hood, tiled splash back, plumbed for washing machine,



BATHROOM

7'8 x 6'3 (2.34m x 1.91m)

Bath with shower oven, low level wc, wash hand basin set in a vanity unit, radiator, tiled floor, tiled walls, double glazed window.



BEDROOM ONE

14'3 x 14'3 (4.34m x 4.34m)

Double glazed window, radiator, new carpet flooring.



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BEDROOM TWO

11'6" x 7' (3.51m x 2.13m)

Double glazed window, radiator, new carpet flooring.



EXTERNALLY



TENURE:

WE UNDERSTAND THE PROPERTY IS LEASHOLD. 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/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: 6315a

MORTGAGE

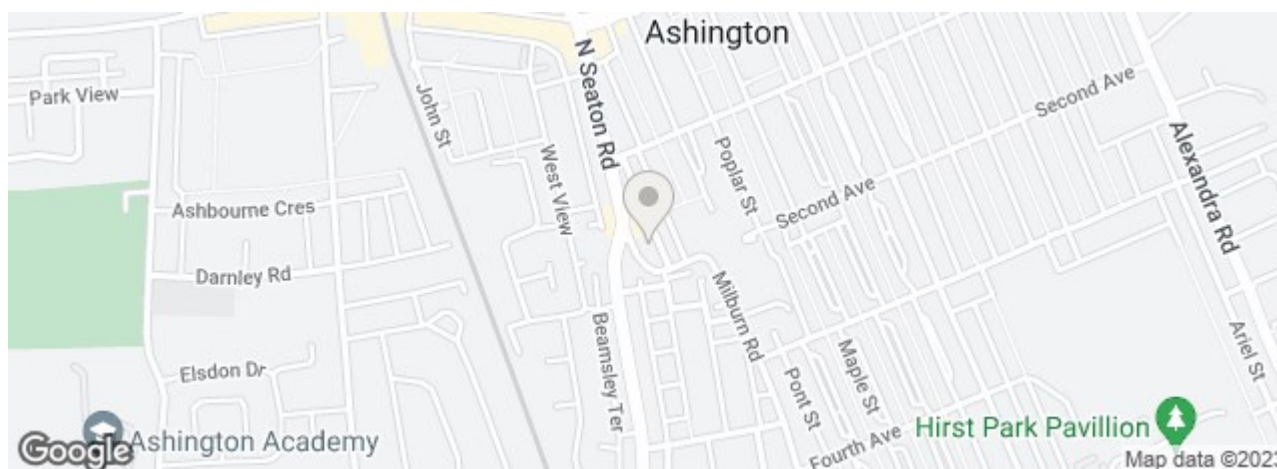
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	78
(55-68) D		
(39-54) E		
(21-38) F		



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