

RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

85 BROOMLEE ASHINGTON NORTHUMBERLAND NE63 9PA



- THREE BEDROOMS
- GARAGE
- NO ONWARD CHAIN
- COUNCIL TAX BAND A

- MID TERRACE HOUSE
- EPC RATING C
- SUBJECT TO PROBATE
- GARDENS TO FRONT AND REAR

Reduced To £84,950

85 BROOMLEE ASHINGTON NORTHUMBERLAND NE63 9PA

****WOULD MAKE A LOVELY FIRST TIME BUY**** a three bedroom mid terrace house perfectly situated for local amenities, and excellent transportation links. The property benefits from gas central heating, double glazing and also benefits from being sold with NO ONWARD CHAIN. Comprises of, entrance lobby, lounge, kitchen diner, store room/utility. First floor landing , three bedrooms, modern shower room. Externally there is a garden to the front with gated access to the street, enclosed court yard to the rear with a door leading to a single garage with an electric roller door.

GROUND FLOOR

LOBBY

Entered via a double glazed door, radiator, storage cupboard.

LOUNGE

14'1 x 12'2 (4.29m x 3.71m)

Double glazed window, radiator, storage cupboard.



KITCHEN DINER

11'3 x 17'6 (3.43m x 5.33m)



DINING AREA

Double glazed window, radiator.



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KITCHEN AREA

Double glazed window, range of wall, base and drawer units with work tops, sink with drainer and dual taps, plumbed for washing machine, freestanding cooker.



STORE AREA/UTILITY

14'4 x 4'7 (4.37m x 1.40m)

Double glazed window, double glazed door.



FIRST FLOOR

LANDING

Storage cupboard.

BEDROOM ONE

11'10 x 11' (3.61m x 3.35m)

Double glazed window, radiator, double storage cupboards.



BEDROOM TWO

11'3 x 8'11 (3.43m x 2.72m)

Double glazed window, radiator, storage cupboard.



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BEDROOM THREE

8'10 x 7'9 (2.69m x 2.36m)

Double glazed window, radiator.



SHOWER ROOM

Double glazed window, radiator, walk in shower cubicle, low level wc and wash hand basin set in a vanity display unit, tiled splash back, downlights to the ceiling.



EXTERNALLY



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FRONT

Gated garden to the front with shrubs.



REAR

Enclosed court yard to the rear with a door to the garage.



GARAGE

With an electric roller door, power and lighting.



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.

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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

VIEWING

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

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. (Ofcom Broadband checker Feb 2024)

Flood Risk - River and Sea - Very low risk

Planning Permission - There are currently no planning permission

<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.

FILE NUMBER

PLEASE QUOTE REFERENCE NO: 6364a

MORTGAGE

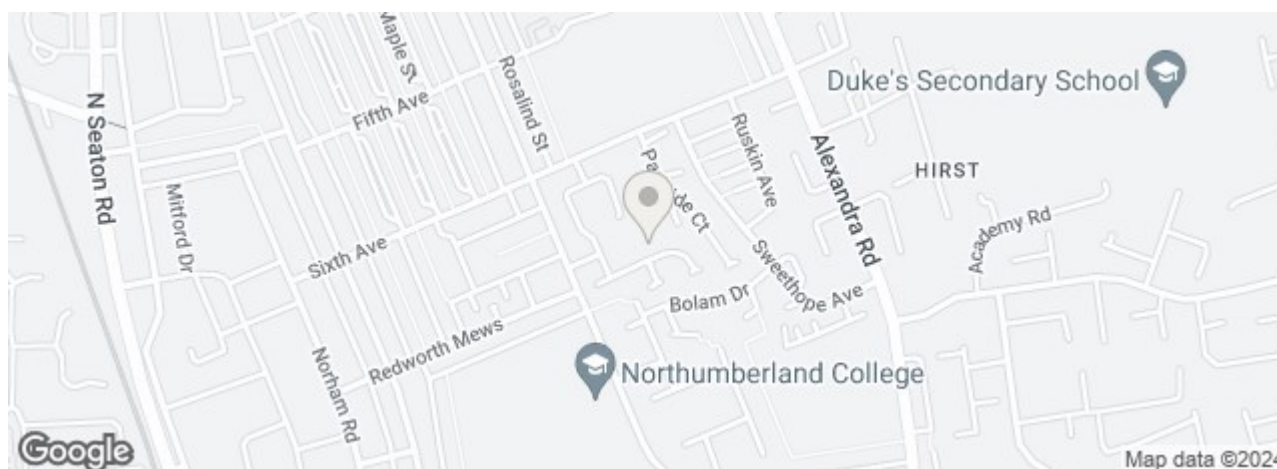
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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		86
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		



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