

RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

54 WANSBECK ROAD ASHINGTON NORTHUMBERLAND NE63 8JB



- Mid Terraced House
- Kitchen
- No onward chain
- Council tax band A

- Three Bedrooms
- Bathroom
- Overlooks People's Park
- EPC C

Price £140,000

54 WANSBECK ROAD ASHINGTON NORTHUMBERLAND NE63 8JB

A mid terraced house with three bedrooms, pleasantly situated in the west end of the town and fronting onto a main service road, overlooking People's Park. The house benefits from centrally heated and double glazed. Comprises of entrance lobby, hall, spacious lounge, dining room, fitted kitchen, bathroom. First floor landing, three bedrooms. To the rear of the house is an enclosed yard and over the access lane to the rear there is a garden, to the front is a town garden.

GROUND FLOOR:

FRONT ENTRANCE LOBBY

upvc external front door. Decorative tiled flooring.



HALLWAY

1 radiator.



LIVING ROOM

15'2" x 12'0" (4.62 x 3.66)

1 radiator. Open archway leading to:



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DINING ROOM

15'11" x 12'2" (4.85 x 3.71)

gas fire and central heating boiler. (Central heating boiler - untested).
Understair storage cupboard. 1 radiator.



KITCHEN

8'3" x 11'7" (2.51 x 3.53)

maximum size shown. Some built in units together with a stainless steel sink unit, upvc external rear door. 2 radiators.



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BATHROOM/TOILET

8'1" x 5'3" (2.46 x 1.60)

upvc double glazed window. 1 radiator.



FIRST FLOOR:

LANDING

with built in storage cupboard.



MAIN FRONT BEDROOM

10'9" x 13'10" (3.28 x 4.22)

1 radiator.



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SECOND FRONT BEDROOM

7'11" 29'6" x 10'0" (2.41 9 x 3.05)

1 radiator.



THIRD REAR BEDROOM

11'7" x 10'11" (3.53 x 3.33)

Built in cylinder cupboard. 1 radiator.



OUTSIDE ACCOMMODATION:

SMALL FRONT GARDEN



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ENCLOSED REAR YARD



REAR GARDEN

over the access lane with vehicular standage.

STANDARD INFORMATION

These particulars are produced in good faith, and are set out as a general guide only, they do not constitute part or all of an offer or contract.

The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. No apparatus, equipment, fixtures, fittings or services have been tested and it is the buyer's responsibility to seek confirmation as to the working condition of any appliances.

Fixtures and fittings that are specifically mentioned in these particulars are included in the sale, all others in the property are specifically excluded.

Photographs are produced for general information and it must not be inferred that any item is included for sale within the property.

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

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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 Supple - Mains
Water Supply - Mains
Sewerage Supply - Mains
Heating - Mains GCH
Broadband - Available. (Ofcom Broadband checker March 2024)

Flood Risk - River and Sea - Low Risk

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.

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/ashington@rickard.uk.com

FILE NUMBER

PLEASE QUOTE REFERENCE NO: 6378a

MORTGAGE

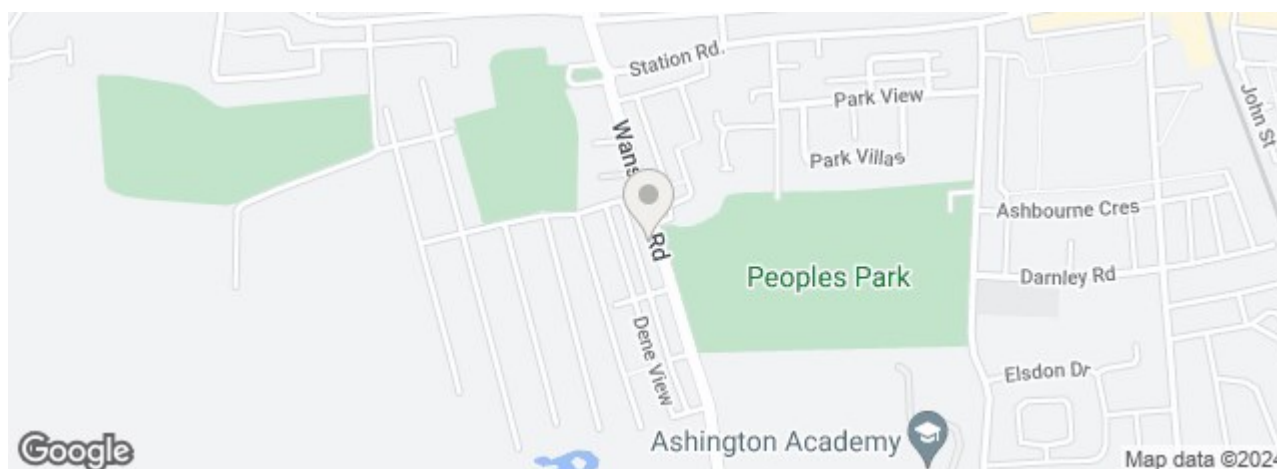
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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		83
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		



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

