

RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

2 WOODBINE TERRACE ASHINGTON NORTHUMBERLAND NE63 8PP



- OLDER STYLE MID TERRACE HOUSE
- LOVELY LOCATION
- LARGER PLOT
- EPC RATING D

- FOUR BEDROOMS
- THREE RECEPTION ROOMS
- COUNCIL TAX BAND D
- EXCELLENT TRANSPORTATION LINKS

Offers Over £265,000

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****A LARGER STYLE MID TERRACE FAMILY HOME**** FOUR bedrooms and THREE RECEPTION ROOMS. Ideally situated for major transportation links making an easy commute to Morpeth town centre or the A1. The property is positioned on a LARGER SIZE PLOT. Benefits from gas central and double glazing. Comprises of, an entrance porch, reception hall, light and spacious lounge with double doors leading to an additional reception room, dining room, breakfasting kitchen with a working freestanding stove, utility room with a wet room off. First floor landing, four bedrooms, family bathroom with an additional room off. Externally there is a well stocked mature garden to the front, large yard to the rear with off street parking, potting shed, tandem style detached garage.

GROUND FLOOR

PORCH

Entered via a double glazed door, four double glazed windows, tiled floor.



HALL

Radiator.



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LOUNGE

15'5 x 16'1 (4.70m x 4.90m)

Double glazed bow window, radiator, laminate flooring, shelving and storage to the alcoves, fire surround with tiled hearth and back, coal effect electric fire inset, double doors to an additional reception room.



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ADDITIONAL RECEPTION ROOM

10'10 x 16'9 (3.30m x 5.11m)

Radiator, double glazed French doors leading to the rear.



DINING ROOM

12'5 x 20'6 (3.78m x 6.25m)

Double glazed bow window, radiator.



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BREAKFASTING KITCHEN

Double glazed window, range of wood wall, larder, base and drawer units with complimenting work tops and upstands, Belfast style sink with mixer tap, freestanding working range oven with tiled splash back, tiled floor, stable door.



UTILITY ROOM

16'7 x 8'3 (5.05m x 2.51m)

Double glazed window, tiled floor, base and drawer units, sink with dual taps, plumbed for washing machine.



WET ROOM

Tiled floor and walls, wash hand basin, low level wc, walk in shower.



FIRST FLOOR LANDING



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BEDROOM ONE

16'2 x 14' (4.93m x 4.27m)

Double glazed window, radiator, built in storage cupboards to both alcoves.



BEDROOM TWO

16'10 x 9'11 (5.13m x 3.02m)

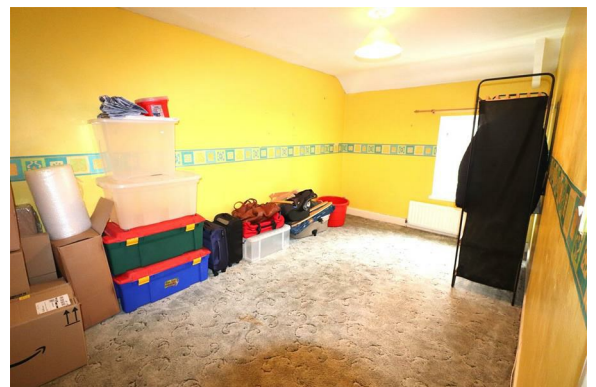
Double glazed window, radiator.



BEDROOM THREE

16'1 x 9'7 (4.90m x 2.92m)

Double glazed window, radiator.



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BEDROOM FOUR

12'8 x 9'11 (3.86m x 3.02m)

Double glazed window, radiator.



BATHROOM

9'11 x 10'10 (3.02m x 3.30m)

Double glazed window, radiator, corner bath, contemporary wash hand basin, low level wc, walk in shower cubicle with waterfall shower fitment, downlights to the ceiling, tiled floor.



ROOM OFF

10'1 x 5'8 (3.07m x 1.73m)

Combi boiler.

EXTERNALLY

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FRONT

Mature garden to the front, well stocked with shrubs and a pond, lawned areas.



ADDITIONAL FRONT IMAGE



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REAR

Large yard to the rear with double gates providing off street parking, potting shed, door to the garage.



VIEWS



GARAGE

Tandem style garage with an up and over door, power and lighting.

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.

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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 Supply - Mains

Water Supply - Mains

Sewerage Supply - Mains

Heating - Mains GCH

Broadband - Available - Including Ultrafast broadband. (Ofcom Broadband checker April 2024)

Flood Risk - River and Sea - Low Floor Risk

Planning Permission - There are currently planning permission for 2 Woodbine terrace;

[https://publicaccess.northumberland.gov.uk/online-applications/applicationDetails.do?](https://publicaccess.northumberland.gov.uk/online-applications/applicationDetails.do?keyVal=RUQUCVQSHO000&activeTab=summary)

[keyVal=RUQUCVQSHO000&activeTab=summary](https://publicaccess.northumberland.gov.uk/online-applications/applicationDetails.do?keyVal=RUQUCVQSHO000&activeTab=summary)

<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.

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

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 NO: 6390A

MORTGAGE

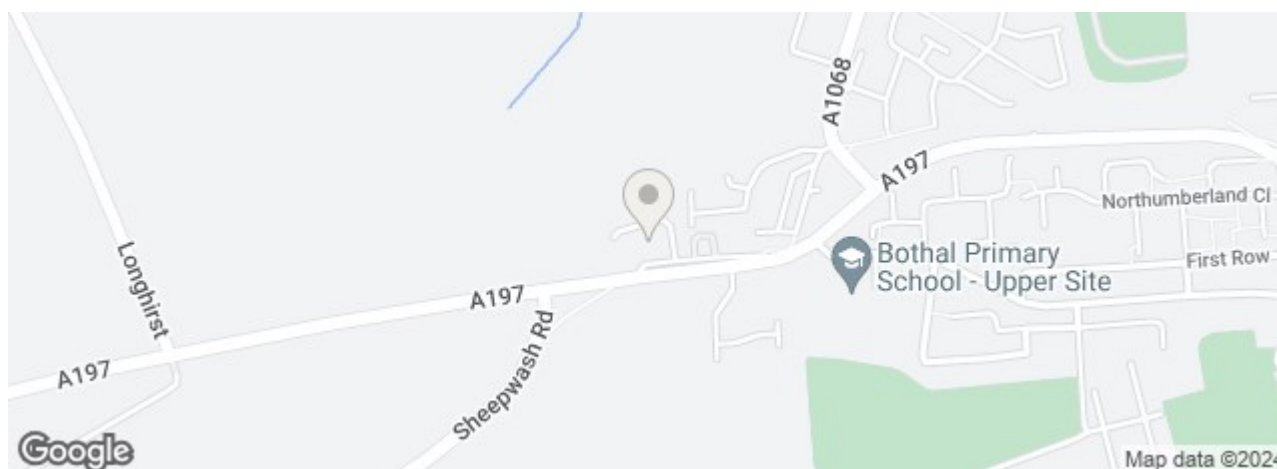
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PLEASE NOTE:

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

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
	67	78



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