

# RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

**9 CEDAR TERRACE ASHINGTON NORTHUMBERLAND NE63 0QJ**



- TWO BEDROOMS WITH AN ADDITIONAL THROUGH ROOM
- ATTRACTIVE MATURE GARDEN
- COUNCIL TAX BAND A

- MID TERRACE HOUSE
- NO ONWARD CHAIN
- EPC RATING D

**Price £79,950**

## 9 CEDAR TERRACE ASHINGTON NORTHUMBERLAND NE63 0QJ

**\*\*WOULD MAKE AN FAMILY HOME\*\*** a two bedroom spacious mid terrace house, Ideally located for local amenities and transport links. Benefits from gas central heating, double glazing and also benefits from being sold with NO ONWARD CHAIN. Comprises of entrance lobby, lounge, kitchen diner, rear lobby, spacious bathroom. First floor landing, two bedrooms, ADDITIONAL DRESSING ROOM/STUDY. Externally there is a lovely garden to the front and enclosed yard to the rear.

### FIRST FLOOR

#### LOBBY

Entered via a double glazed door, radiator.



#### LOUNGE

14'7 x 16' (4.45m x 4.88m)

Double glazed window, radiator, coving, stone effect fire lace with a gas living flame fire.



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## KITCHEN DINER

7'11 x 18'8 (2.41m x 5.69m)

Double glazed window, wall, drawer and base units with work tops, freestanding electric cooker, sink with drainer, storage cupboard housing the combi boiler, walk in pantry, plumbed for washing machine, radiator, dado rail.



## REAR LOBBY

Double glazed door to the rear yard.

## BATHROOM

11' x 6'8 (3.35m x 2.03m)

Double glazed window, radiator, shower cubicle, bath, low level wc, wash hand basin, upvc cladding to the walls.



## FIRST FLOOR LANDING

## MASTER BEDROOM

13'2 x 9'4 (4.01m x 2.84m)

Double glazed window, radiator.



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## BEDROOM TWO

7'10 x 9'3 (2.39m x 2.82m)

Double glazed window, radiator.



## DRESSING ROOM/STUDY

9'10 x 8'3 (3.00m x 2.51m)

Double glazed window, radiator.



## EXTERNALLY

### FRONT

Well stocked garden, laid to lawn with borders and shrubs, gated access to the front street.



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## REAR

Yard to the rear, outbuilding ideal for storage, gated access to the rear lane.



## 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

## 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.

## 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 Superfast broadband. (Ofcom Broadband checker April 2024)

Flood Risk - River and Sea - Low Risk

Planning Permission - There are currently no planning permission for 9 Cedar Terrace

<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.

## VIEWING

BY APPOINTMENT WITH OUR ASHINGTON OFFICE (01670) 812145/ashington@rickard.uk.com. FILE NO: 6392A

**MORTGAGE**

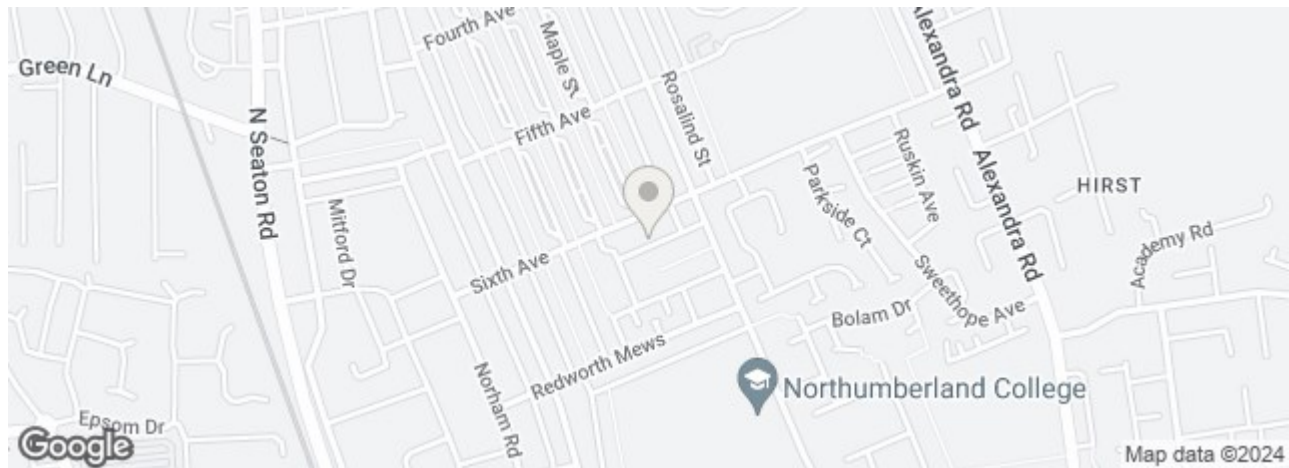
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# Energy Efficiency Rating

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



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