

# RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

73 BEATRICE STREET ASHINGTON NORTHUMBERLAND NE63 9BS



- MID TERRACE
- NO ONWARD CHAIN
- EPC TBC

- TWO BEDROOMS
- IDEAL INVESTMENT
- COUNCIL TAX BAND A

**Price £55,000**

# 73 BEATRICE STREET ASHINGTON NORTHUMBERLAND NE63 9BS

A two bedroom, mid terraced house with front garden and the high walled rear yard has double gates for on site parking. The accommodation has Upvc double glazing and gas central heating. Entrance Lobby, spacious living rom with laminate flooring and gas fire, rear hall, fitted kitchen and part tiled bathroom. First floor two bedrooms. Competitively priced and offered for sale with immediate vacant possession available on completion.

## GROUND FLOOR

### ENTRANCE LOBBY

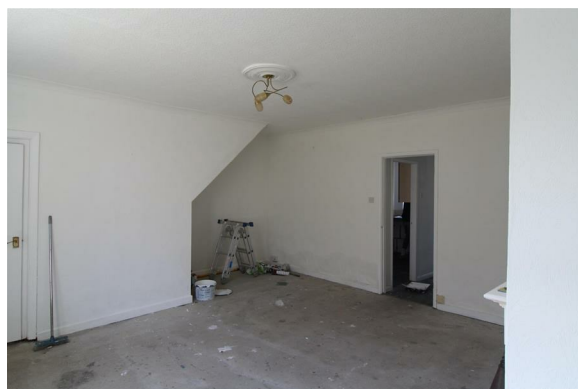
Upvc double glazed entrance door, stairs to first floor, door to:-



### LIVING ROOM

15'11" x 18'8" max to recess (4.85 x 5.69 max to recess)

Upvc double glazed window to front, wood fire surround, marbled hearth, gas fire with central heating back boiler, arched alcoves, radiator. Door to:-



### REAR LOBBY

built in cupboard, Upvc double glazed door to rear yard, Doors off to kitchen and to bathroom.



# 73 BEATRICE STREET ASHINGTON NORTHUMBERLAND NE63 9BS

## KITCHEN

10'3" x 8'3" (3.12 x 2.51)

Fitted base, drawer and wall units, work tops and tiled splashbacks, single drainer stainless steel sink unit, plumbing for automatic washer, double radiator, Upvc double glazed window to rear.



## BATHROOM/TOILET

7'1" x 7'11" + cupboard (2.16 x 2.41 + cupboard)

comprising panelled bath, pedestal wash basin and close coupled w.c., overbath electric shower fitted, walls part tiled, radiator, Upvc double glazed window. Built in double cupboard with hot water tank.



## FIRST FLOOR

### LANDING

Upvc double glazed window.



# 73 BEATRICE STREET ASHINGTON NORTHUMBERLAND NE63 9BS

## BEDROOM 1

Radiator, Upvc double glazed window to front.



# 73 BEATRICE STREET ASHINGTON NORTHUMBERLAND NE63 9BS

## BEDROOM 2

12'8" x 9'1" (3.86 x 2.77)

An "L" shaped room maximum sizes shown. Radiator, Upvc double glazed window to front.



## EXTERNALLY

### GARDEN TO FRONT



# 73 BEATRICE STREET ASHINGTON NORTHUMBERLAND NE63 9BS

## HIGH WALLED REAR YARD

with double gates for on site parking. Brick stores.



## 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.

## 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 73 Beatrice Street, Ashington.

<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.

# 73 BEATRICE STREET ASHINGTON NORTHUMBERLAND NE63 9BS

## 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

## VIEWING

BY APPOINTMENT WITH OUR ASHINGTON OFFICE (01670) 812145/ashington@rickard.uk.com. FILE NO: 6394A

---

**MORTGAGE**

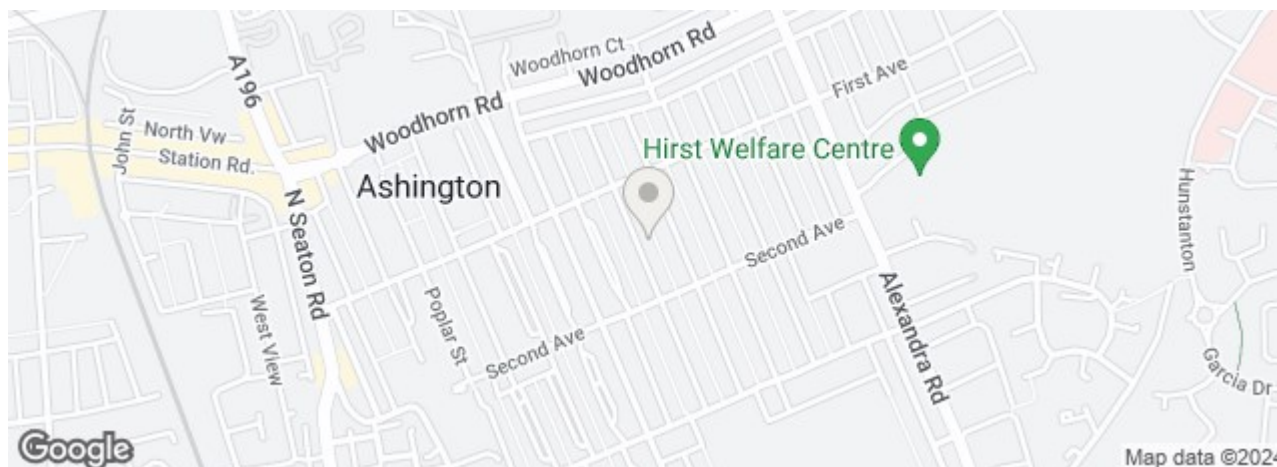
Why not make an appointment to speak to our **Independent** Mortgage Adviser?

PLEASE NOTE:

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

# Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>72</b>
(55-68) <b>D</b>	<b>60</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		



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

