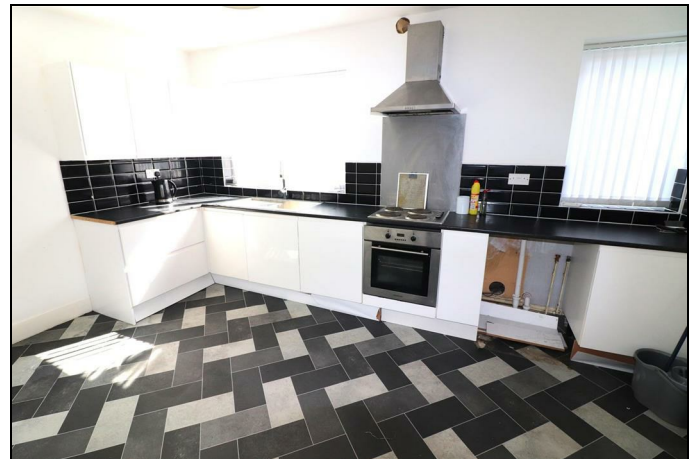


RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

59 RIVERSIDE AVENUE CHOPPINGTON NE62 5PP



- TWO BEDROOMS
- NO ONWARD CHAIN
- COUNCIL TAX BAND A

- SEMI DETACHED HOUSE
- WRAP AROUND GARDENS
- EPC RATING E

Price £80,000

59 RIVERSIDE AVENUE CHOPPINGTON NE62 5PP

****WOULD MAKE AN IDEAL INVESTMENT OR FIRST TIME BUY**** a two bedroom semi detached house set on a corner plot with wrap around gardens. Comprises of gas central heating, double glazing and also benefits from being sold with NO ONWARD CHAIN. Comprises of, entrance lobby, lounge, breakfasting kitchen, door to an outbuilding which is an ideal store room. First floor landing, two bedrooms, bathroom. Externally there is gardens to the front side and rear.

GROUND FLOOR

LOBBY

Entered via a double glazed door, radiator.

LOUNGE

11'5 x 10'6 (3.48m x 3.20m)

Double glazed window, radiator.



BREAKFASTING KITCHEN

11'6 x 15' (3.51m x 4.57m)

Two double glazed windows, radiator, wall and base units with work tops, built in oven and hob with extractor hood above, storage cupboard.



OUTBUILDING

Ideal for storage, door to both the front and the rear.



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FIRST FLOOR LANDING



MASTER BEDROOM

9'10 x 14'9 (3.00m x 4.50m)

Double glazed window, radiator, storage cupboard housing the combi boiler.



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BEDROOM TWO

8'5 x 9'9 (2.57m x 2.97m)

Double glazed window, radiator.



BATHROOM

Bath with shower over, low level wc, wash hand basin, double glazed window, upvc cladding to the walls.



EXTERNALLY

FRONT

Garden to the front.



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SIDE

Garden to the side.



REAR

Enclosed garden.

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 59 Riversdale Avenue

<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.

MORTGAGE

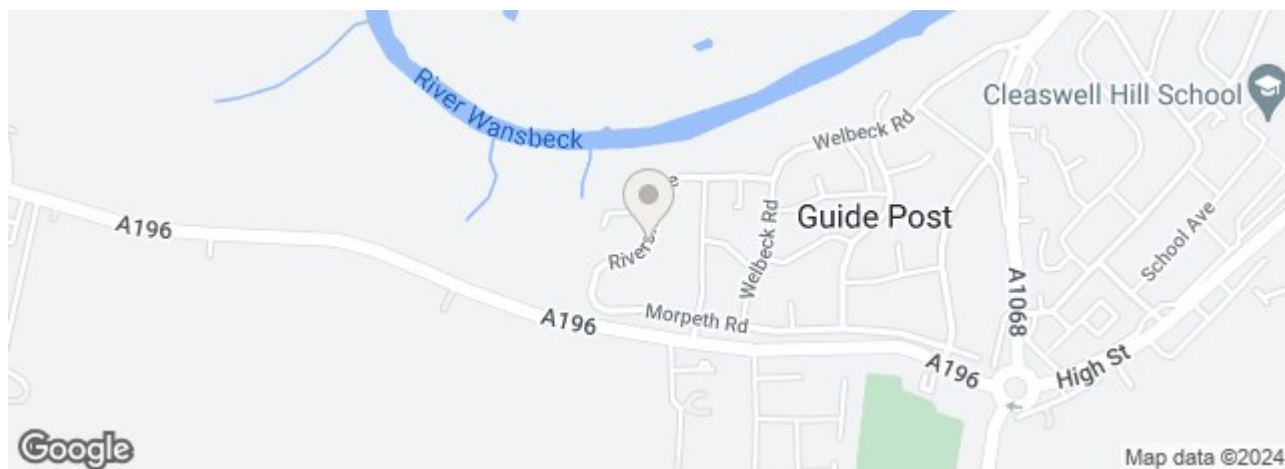
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Energy Efficiency Rating

| | Current | Potential |
|--|-----------|-----------|
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | 86 |
| (69-80) C | | |
| (55-68) D | 52 | |
| (39-54) E | | |
| (21-38) F | | |



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