

RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

55 ROSALIND STREET ASHINGTON NORTHUMBERLAND NE63 9BN



- IDEAL INVESTMENT
- TENANT INSITU, OCCUPIED PROPERTY 11 YEARS APPROX
- EPC RATING C

- NO ONWARD CHAIN
- COUNCIL TAX BAND A
- TWO BEDROOM MID TERRACE

Price £56,950

55 ROSALIND STREET ASHINGTON NORTHUMBERLAND NE63 9BN

****IDEAL INVESTMENT/BUY TO LET**** two bedroom mid terrace house being sold with tenant insitu. The tenant has occupied the property for over 11 years, currently paying £375 pcm. The house benefits from gas central heating. Comprises of, entrance lobby, spacious lounge, inner lobby, bathroom, kitchen. First floor landing, two bedrooms. Externally there is a garden to the front.

GROUND FLOOR

LOBBY

LOUNGE

16'1 x 15' (4.90m x 4.57m)

Double glazed window, radiator, storage cupboard.



INNER LOBBY

radiator.

BATHROOM

Double glazed window, bath, low level wc, wash hand basin, shower cubicle.

KITCHEN

8'1 x 10' (2.46m x 3.05m)

Double glazed window, range of wall, base and drawer units with work tops, plumbed for washing machine, radiator.

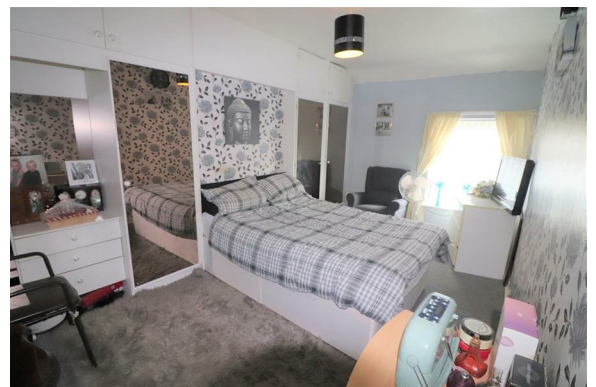


FIRST FLOOR LANDING

BEDROOM ONE

9'10 x 16' (3.00m x 4.88m)

Double glazed window, radiator, fitted wardrobes.



BEDROOM TWO

12'9 x 8'7 narrowing to 5' (3.89m x 2.62m narrowing to 1.52m)

Double glazed window, radiator.

EXTERNALLY



55 ROSALIND STREET ASHINGTON NORTHUMBERLAND NE63 9BN

FRONT

Garden to the front.



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.

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 55 Rosalind Street

<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: 6396A

MORTGAGE

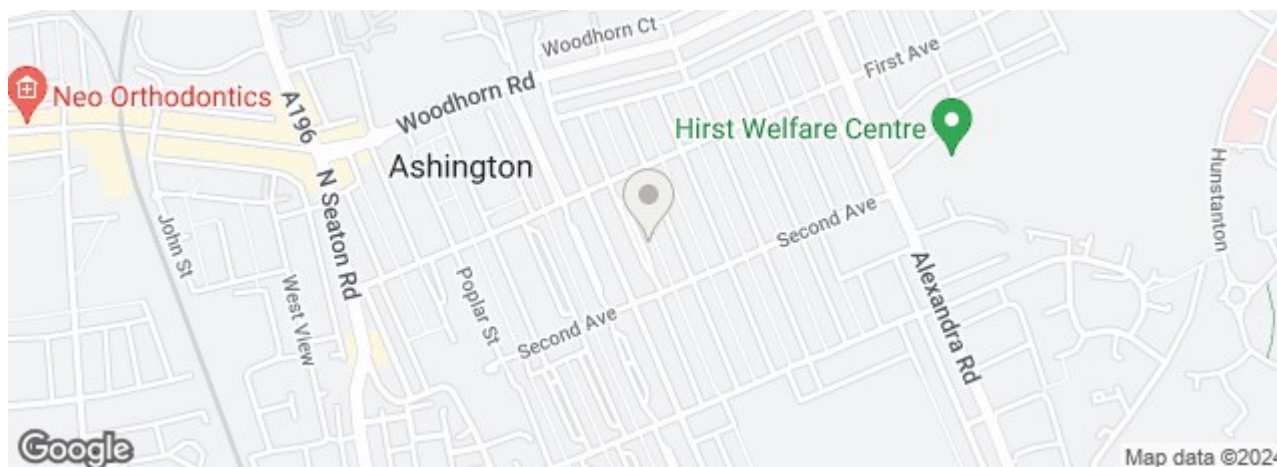
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Energy Efficiency Rating

	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p>	<p>73</p>	<p>86</p>



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