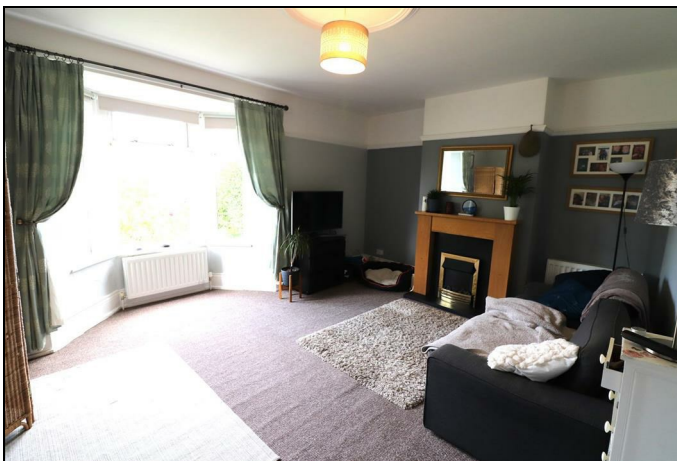


# RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

227 MILBURN ROAD ASHINGTON NORTHUMBERLAND NE63 0ND



- Period Terraced House
- Lounge with a Bay window
- Three Good Size Bedrooms
- Upvc D.G. Gas. C.H.

- Front Garden/Yard/Garage
- EPC rating D
- Council Tax band A

**Price £95,000**

# 227 MILBURN ROAD ASHINGTON NORTHUMBERLAND NE63 0ND

Welcome to Milburn Road, Ashington - a charming terraced house that could be your next home! This spacious family home boasts three bedrooms, perfect for a growing family or those in need of extra space with two reception rooms.

Located in a convenient area, this property offers excellent transport links, making your daily commute a breeze. You'll also find yourself close to local amenities, ensuring that everything you need is just a stone's throw away.

Comprises of, entrance hall, spacious lounge, dining room, fitted kitchen. First floor landing, three bedrooms, bathroom, separate wc. Externally there is a garden to the front, enclosed yard and garage to the rear with two outhouses.

## GROUND FLOOR

### ENTRANCE HALL

Upvc double glazed entrance door and Upvc double glazed window, double radiator, stairs to first floor with spindle balustrade, large understair cupboard, original panel doors off.

### LOUNGE

*12'2" plus bay x 16'8" +alcove (3.71 plus bay x 5.08 +alcove)*

Upvc double glazed bay window, radiator, picture rail, fire surround with a coal effect electric fire inset.



### DINING ROOM

*11'7" x 13'6" to alcove (3.53 x 4.11 to alcove)*

Picture rail, Upvc double glazed window to rear, fire surround with an coal effect electric fire inset.

### KITCHEN

*8'9" x 8'1" (2.67 x 2.46)*

Fitted base, drawer and wall units, worktops, single drainer stainless steel sink unit, oven, hob, Upvc double glazed window and Upvc double glazed door to rear.



## FIRST FLOOR

Storage cupboard.

### LANDING

Original panel doors off. Built in cupboard.

# 227 MILBURN ROAD ASHINGTON NORTHUMBERLAND NE63 0ND

## BEDROOM ONE

11'7" x 12'9" max (3.53 x 3.89 max)

Upvc double glazed window, picture rail, double radiator.



## BEDROOM TWO

12'2" x 12'7" (3.71 x 3.84)

UPvc double glazed window, picture rail, radiator.



## BEDROOM THREE

8'10" x 11'9" (2.69 x 3.58)

Upvc window, radiator, picture rail.

## BATHROOM

7'4" x 8'1" (2.24 x 2.46)

Bath, shower, wash hand basin, double glazed window, heated towel rail.



## SEPARATE W.C.

Low level w.c., Upvc double glazed window.

## EXTERNAL



# 227 MILBURN ROAD ASHINGTON NORTHUMBERLAND NE63 0ND

## FRONT GARDEN

Garden to the front with gated access to the front street.



## YARD TO REAR

with brick store, utility/laundry and a garage.

## GARAGE

18'2" x 8'1" (5.54 x 2.46)

Good size garage with up and over door, 2 Upvc double glazed windows, light.

## 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.

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# 227 MILBURN ROAD ASHINGTON NORTHUMBERLAND NE63 0ND

## **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 227 Milburn Road

<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

## **VIEWING**

BY APPOINTMENT WITH OUR ASHINGTON OFFICE (01670) 812145/ashington@rickard.uk.com. FILE NO: 6402A

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**MORTGAGE**

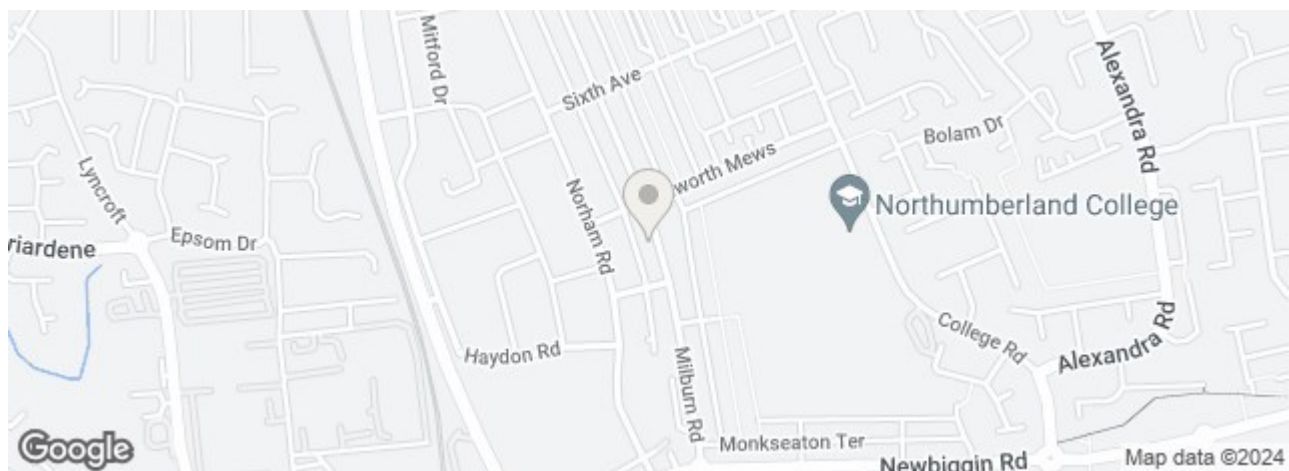
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# Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>	<b>65</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		



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