

RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

1 CHURCH MEWS ASHINGTON NORTHUMBERLAND NE63 8HA



- MODERN END LINK
- GARDEN & PARKING
- CLOAKS/W.C.
- UPVC DG

- THREE BEDROOMS
- FITTED KITCHEN
- COUNCIL TAX BAND A
- EPC C

Offers Over £110,000

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An opportunity to purchase a modern house on a small private development within easy access of the Town Centre shops. Improved and well presented accommodation with gas radiator central heating and upvc double glazing. dining kitchen with fitted units including electric oven and hob, cloaks/w.c. three bedrooms, master bedroom with built in double wardrobe, part tiled bathroom with white suite and Walk in shower cubicle. Viewing recommended.

GROUND FLOOR

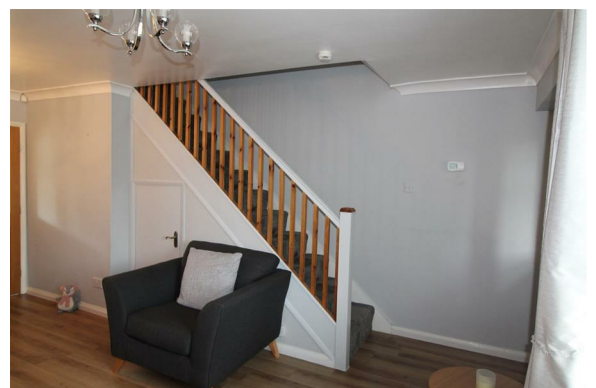
ENTRANCE PORCH

upvc double glazed entrance door and upvc double glazed window, wood laminate flooring, panelled and glazed door to:-

LOUNGE

17'2" x 13'0" (5.23 x 3.96)

with wood laminate flooring, stairway to first floor with turned spindle balustrade, understair cupboard, upvc double glazed window to front, panelled and glazed door to:-



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KITCHEN/DINER

13'0" x 8'5" (3.96 x 2.57)

Kitchen area with fitted range of beechwood finish floor, drawer and wall units, roll edge worktops, single drainer stainless steel sink unit, plumbing for automatic washer, electric cooker and extractor hood, white tiling between units, wall mounted gas central heating boiler, upvc double glazed window, open plan to dining area with radiator, upvc door with double glazed side panel to the rear and panelled door to:-



VIEW OF KITCHEN AREA

CLOAKS/W.C.

with white suite comprising wash hand basin with tiled splashback, close coupled w.c.

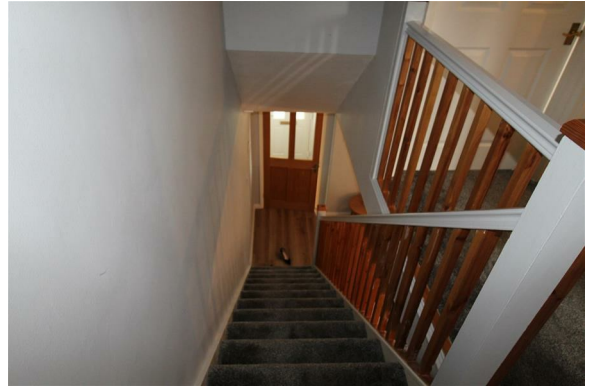


FIRST FLOOR

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LANDING

spindle balustrade, built in cupboard, panelled doors off.



BEDROOM 1

9'8" x 8'2" (2.95 x 2.49)

built in double wardrobe with white panel doors, radiator, upvc double glazed window to front.



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BEDROOM 2

11'5" x 6'2" (3.48 x 1.88)

radiator, upvc double glazed window to rear.



BEDROOM 3

6'11" x 6'5" (2.11 x 1.96)

radiator, upvc double glazed window to rear.



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BATHROOM/W.C.

Walk in shower cubicle, pedestal washbasin with tiled splashback, close coupled w.c. radiator, extractor.



EXTERNAL

Nicely laid out front garden with gravelled and planted areas, walled front boundary and high side fence, side path and high iron gate leading to the rear.

Rear wall, single gate and double gates to the block paved on site driveway.

Border garden area with gravel and plants. Cul-de-sac at the rear access off Park View.

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VIEW OF REAR



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.

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.

Oracle Financial Planning Limited will Pay Rickard 1936 Ltd a referral fee on completion of any mortgage application

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STANDARD INFO

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 Ultrafast broadband. (Ofcom Broadband checker MAY 2024)

Flood Risk - River and Sea - Low Risk

Planning Permission - There are currently no planning permission for 1 Church Mews

<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: 6407A

MORTGAGE

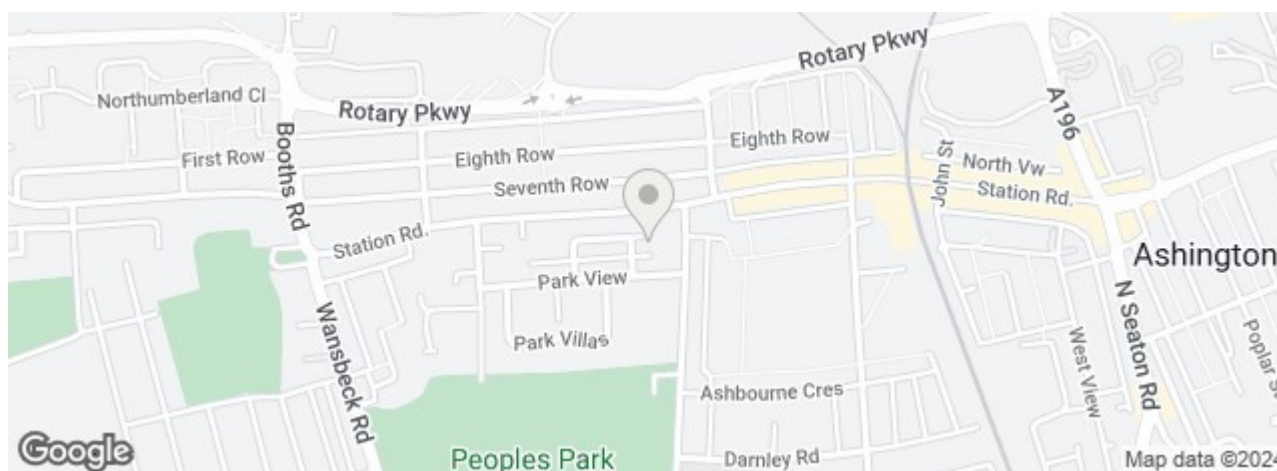
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Energy Efficiency Rating

	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>75</p>	<p>89</p>



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