

# RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

89. JUBILEE ESTATE ASHINGTON. NE63 8SY



- DETACHED HOUSE
- CORNER PLOT
- EPC RATING D
- NO ONWARD CHAIN

- THREE BEDROOMS
- GARAGE
- COUNCIL TAX BAND C
- POPULAR LOCATION

**Price £180,000**

## 89. JUBILEE ESTATE ASHINGTON. NE63 8SY

**\*\*AN ATTRACTIVE FAMILY HOME, SET ON A LARGE CORNER PLOT\*\*** a three bedroom detached house positioned on the ever so popular JUBILEE ESTATE. Within easy commute to all amenities and excellent transportation links. The property benefits from gas central heating, double glazing and a well maintained mature enclosed rear garden. The property is being sold with NO ONWARD CHAIN.

Comprises of; hall, light and spacious lounge with a double glazed bay window, dining room, kitchen overlooking the garden. First floor spacious landing, three bedrooms, shower room, wc. Externally there is a garden to the front, side and rear, drive providing off street parking, attached garage, lovely enclosed well stocked front and side garden. Early internal viewing highly recommended.

### GROUND FLOOR

#### RECEPTION HALL

Spacious hallway with a storage cupboard, delft rack.



#### LOUNGE

13'5 x 16'1 (4.09m x 4.90m)

Double glazed leaded bay window, three radiators, coving, delft rack, surround with tiled fire inset, sliding doors leading to;



## 89. JUBILEE ESTATE ASHINGTON. NE63 8SY

### DINING ROOM

13'6" x 16'8" (4.11m x 5.08m)

Double glazed leaded bay window, two radiators, coving, fire surround.



### BREAKFASTING KITCHEN

17' x 9'8" (5.18m x 2.95m)

Double glazed window, double glazed door, range of wall, base and drawer units with work tops, radiator, tiled floor, tiled splash back, storage cupboard, sink with drainer and mixer tap, door to the garage.



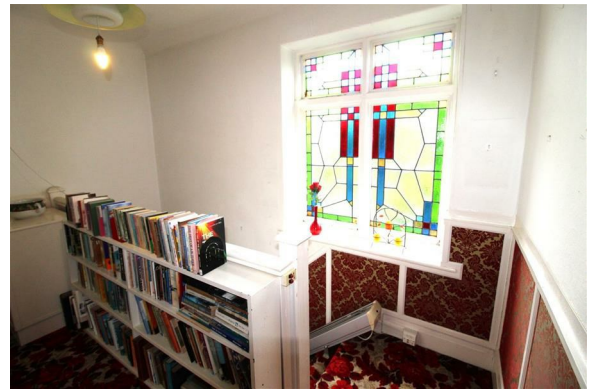
### FIRST FLOOR



## 89. JUBILEE ESTATE ASHINGTON. NE63 8SY

### LANDING

Stained glass window, storage cupboard.



### MASTER BEDROOM

12'6 x 16'10 (3.81m x 5.13m)

Double glazed leded bay window, radiator, coving, wall to wall storage cupboards.



## 89. JUBILEE ESTATE ASHINGTON. NE63 8SY

### BEDROOM TWO

11'4 x 14'3 (3.45m x 4.34m)

Double glazed window, radiator, wall to wall storage cupboards.



### BEDROOM THREE

7'10 x 8' (2.39m x 2.44m)

Double glazed window, radiator, wardrobe.



### SHOWER ROOM

Shower attachment, radiator, double glazed window, wash hand basin, storage cupboard, upvc cladding to the walls.



## 89. JUBILEE ESTATE ASHINGTON. NE63 8SY

### WC

low level wc.



### EXTERNALLY

#### FRONT

Mature garden to the front with trees and shrubs.



### ADDITIONAL GARDEN PHOTOS



### DRIVE

Drive providing off street parking.

## 89. JUBILEE ESTATE ASHINGTON. NE63 8SY

### SIDE

Garden to the side with gated access to the rear and the front.



### REAR

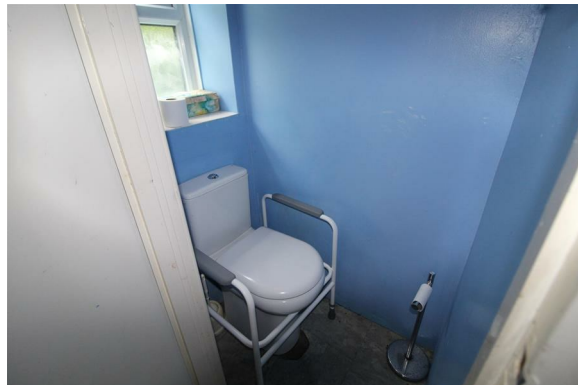
Enclosed rear garden which is paved with shrubs and borders.



## 89. JUBILEE ESTATE ASHINGTON. NE63 8SY

### GARAGE

Attached garage with up and over door, power and lighting, low level wc.



### 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.

### 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.

---



## 89. JUBILEE ESTATE ASHINGTON. NE63 8SY

### 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 July 2024)

Flood Risk - River and Sea - Low Risk

Planning Permission - There are currently ? planning permission for ?

<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: 6426A

---

MORTGAGE

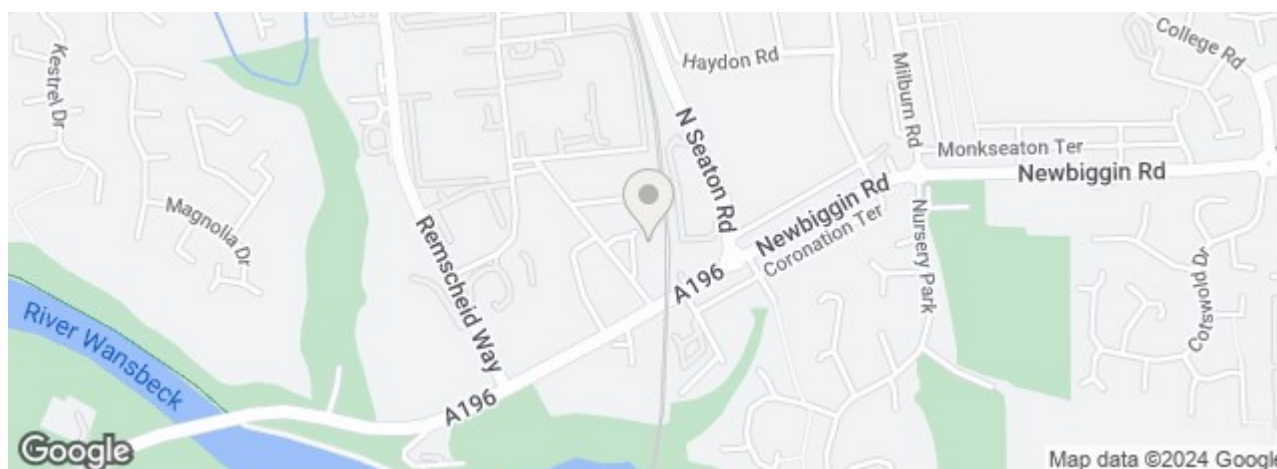
Why not make an appointment to speak to our **Independent** Mortgage Adviser?

PLEASE NOTE:

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

# Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>	<b>68</b>	
(55-68) <b>D</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

