

# RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

7 BOTHAL TERRACE ASHINGTON NE63 8PW



- TWO BEDROOMS
- IN NEED OF UPDATING
- POPULAR LOCATION
- EPC RATING TBC

- END TERRACE
- NO ONWARD CHAIN
- COUNCIL TAX BAND B

**Offers Over £135,000**

## 7 BOTHAL TERRACE ASHINGTON NE63 8PW

**\*\*IDEAL LOCATION\*\*** a two bedroom spacious double fronted end terrace house, perfectly positioned for local amenities and excellent transportation links to Morpeth Town centre or the A1. The property benefits from gas central heating, and also benefits from being sold with NO ONWARD CHAIN. Comprises of entrance porch, impressive hallway, spacious lounge with a bay window, spacious dining room with bay window, kitchen, utility. First floor landing, two bedrooms, walk in store room bathroom. Externally there is a town garden to the front, rear yard, garage.

### GROUND FLOOR

#### PORCH

Double glazed door.



#### HALL

Half wood panelling to the walls with a delft rack, radiator, two storage cupboards one housing the combi boiler.



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### LOUNGE

20'1 x 13'8 into bay (6.12m x 4.17m into bay)

Double glazed bay window, two radiators, marble fire surround, corncicing.



### DINING ROOM

13'11 x 19'11 (4.24m x 6.07m)

Double glazed bay window, two radiators, brick effect fireplace, corncicing.



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### KITCHEN

9'4 x 16' (2.84m x 4.88m)

Storage cupboard, range of wall, base and drawer units, sink with drainer, oven and hob, radiator.



### UTILITY ROOM

Base and wall unit, radiator, door to the garage.



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### LANDING

Stained glass window, half wood panelling to the walls.



### BEDROOM ONE

20'4 x 13'8 (6.20m x 4.17m)

Bay window, two radiators,



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### BEDROOM TWO

13'11 x 20'3 (4.24m x 6.17m)

Bay window, two radiators,



### LOBBY

With stairs up to the loft room.

### LOFT ROOM

9'5 x 13'11 (2.87m x 4.24m)

Velux window.



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### BATHROOM

Corner shower, bath, pedestal wash hand basin, upvc cladding to the ceiling, tiled walls and floor, downlights to the ceiling.



### SEPARATE WC

Low level wc.



### EXTERNALLY

#### FRONT

Garden to front.



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## REAR

Enclosed yard with an outhouse.



## SINGLE GARAGE

## 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.

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## **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

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. 6427a

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MORTGAGE

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# Energy Efficiency Rating

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



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