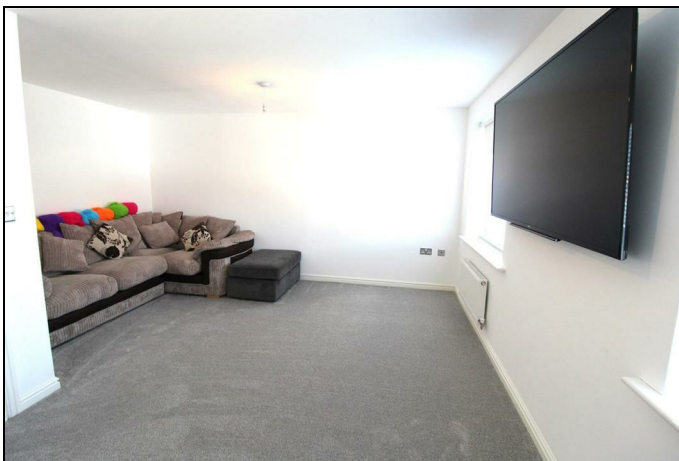


RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

57 HARRINGTON WAY ASHINGTON NORTHUMBERLAND NE63 9JN



- FIVE BEDROOMS
- COUNCIL TAX BAND D
- EPC RATING

- MODERN TOWN HOUSE
- MODERN RESIDENTIAL LOCATION
- LIGHT AND SPACIOUS

Offers Over £210,000

57 HARRINGTON WAY ASHINGTON NORTHUMBERLAND NE63 9JN

****SPACIOUS TOWN HOUSE**** a FIVE bedroom family home ideally situated on this modern residential Estate. Benefits from off street parking, single garage, double glazing and gas central heating. Comprises of entrance hall, ground floor wc, kitchen diner with an excellent range of modern units and complimenting work tops including a centre island, lounge/second reception room. First floor landing, bedroom four with a Juliet balcony, bedroom five/study, light and spacious L- shaped lounge, second floor landing, three bedrooms master with en-suite shower room, bathroom. Externally there is an enclosed garden to the rear, open plan front garden.

GROUND FLOOR

HALLWAY

Double glazed window, radiator, storage cupboard.



WC/CLOAKS

Wash hand basin, low level wc, double glazed window, radiator.



LOUNGE

12'11 x 8'8 (3.94m x 2.64m)

Double glazed window, radiator, double doors leading through to;



57 HARRINGTON WAY ASHINGTON NORTHUMBERLAND NE63 9JN

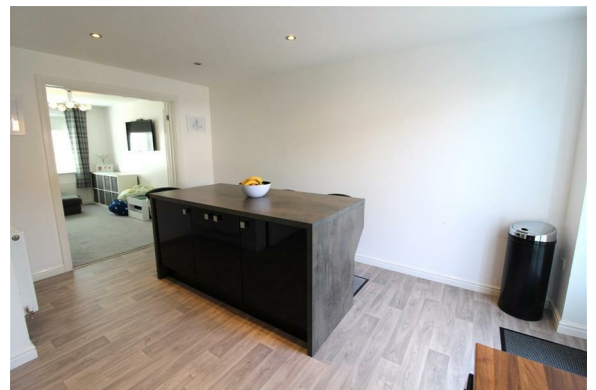
KITCHEN DINER

16'2 x 14'2 narrowing to 9'8 (4.93m x 4.32m narrowing to 2.95m)

Double glazed window, excellent range of modern high gloss wall, base and drawer units with complimenting work tops with matching centre island with under storage, plumbed for under bench washing machine and dishwasher, oven, hob with extractor hood above, downlights to the ceiling, wall mounted boiler, sink with drainer and mixer tap, double glazed French doors to the garden.



CENTRE ISLAND



FIRST FLOOR



57 HARRINGTON WAY ASHINGTON NORTHUMBERLAND NE63 9JN

L SHAPED LOUNGE

16'2 x 14'3 narrowing to 10'2 (4.93m x 4.34m narrowing to 3.10m)
two double glazed windows, two radiators.



BEDROOM FOUR

9'6 x 12'10 (2.90m x 3.91m)
Double glazed french doors leading out to the Juliet balcony, radiator.



BEDROOM FIVE/STUDY

6'8 x 7' (2.03m x 2.13m)
Double glazed window, radiator.



SECOND FLOOR LANDING



57 HARRINGTON WAY ASHINGTON NORTHUMBERLAND NE63 9JN

MASTER BEDROOM

10' x 13'7 (3.05m x 4.14m)

Double glazed window, radiator.



EN-SUITE

Shower cubicle, wash hand basin, low level wc, radiator, tiled floor, tiled splash back.



BEDROOM TWO

9'6 x 12'10 (2.90m x 3.91m)

Double glazed window, radiator.



57 HARRINGTON WAY ASHINGTON NORTHUMBERLAND NE63 9JN

BEDROOM THREE

8'9 x 13'5 (2.67m x 4.09m)

Double glazed window, radiator.



BATHROOM

Bath, low level wc, wash hand basin, heated towel rail, tiled splash back, double glazed window.



EXTERNALLY

FRONT

Garden to the front.



57 HARRINGTON WAY ASHINGTON NORTHUMBERLAND NE63 9JN

REAR

Enclosed garden to the rear which is laid to lawn.



SINGLE GARAGE AND DRIVE

With up and over door.

FILE NUMBER

PLEASE QUOTE REFERENCE NO:

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.

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 no planning permission for this property

<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.

57 HARRINGTON WAY ASHINGTON NORTHUMBERLAND NE63 9JN

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.

VIEWING

BY APPOINTMENT WITH OUR ASHINGTON OFFICE (01670) 812145/ashington@rickard.uk.com. FILE NO: 6429A

MORTGAGE

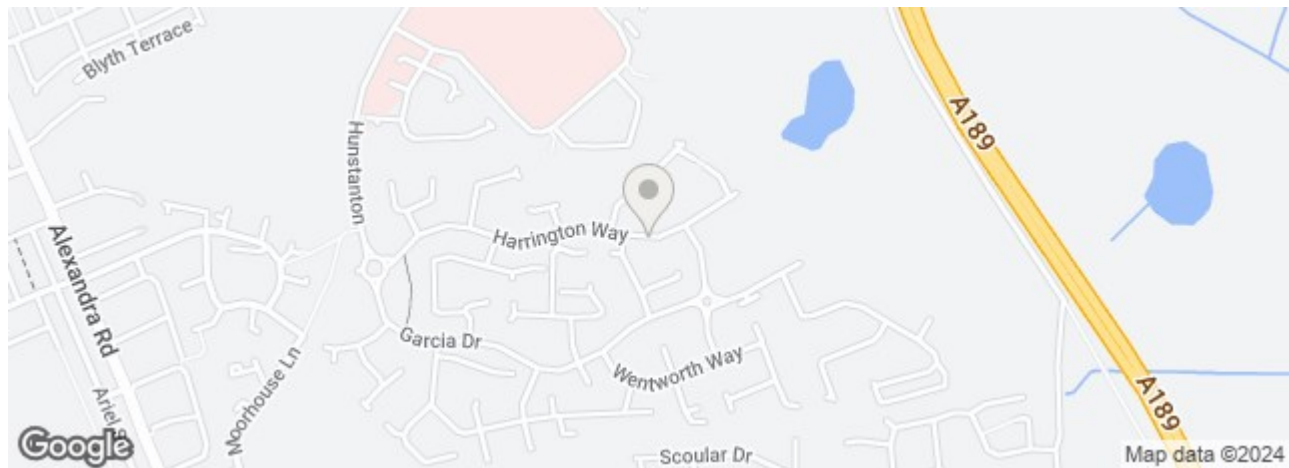
Why not make an appointment to speak to our **Independent** Mortgage Adviser?

PLEASE NOTE:

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

Energy Efficiency Rating

	Current	Potential
<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>		



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