

RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

312 SYCAMORE STREET ASHINGTON NORTHUMBERLAND NE63 0QH



- MID TERRACE HOUSE
- TWO BEDROOMS
- COUNCIL TAX BAND A
- SUBJECT TO PROBATE

- GOOD SIZE FRONT GARDEN
- IDEALLY LOCATED
- EPC RATING TBC
- IDEAL FIRST TIME BUY/INVESTMENT

Price £60,000

312 SYCAMORE STREET ASHINGTON NORTHUMBERLAND NE63 0QH

****WOULD MAKE AN IDEAL FIRST TIME BUY OR INVESTMENT**** a two bedroom spacious mid terrace house ideally located for local amenities and excellent transport links. Benefits from gas central heating, double glazing and also benefits from being sold with NO ONWARD CHAIN. Comprises of an entrance lobby, spacious lounge, kitchen/diner, bathroom. First floor landing, two bedrooms. Externally there is an enclosed yard to the rear with off street parking, large mature garden to the front.

GROUND FLOOR

LOBBY

Radiator.

LOUNGE

16'10 x 18'7 (5.13m x 5.66m)

Double glazed patio doors leading to the garden, ceiling rose, coving, two radiators, stone effect fire surround with a gas living flame fire, storage cupboard.



KITCHEN DINER

7'10 x 18'3 (2.39m x 5.56m)

Double glazed window, range of Cavendish wall, drawer and base units with work tops, sink with drainer and mixer tap, oven, hob with an extractor fan above, radiator, space for table and chairs.



ADDITIONAL DINING AREA IMAGE



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BATHROOM

10'1 x 6'9 (3.07m x 2.06m)

Double glazed window, bath with shower tap, radiator, low level wc, wash hand basin, tiled walls.



FIRST FLOOR LANDING

Double glazed window.

BEDROOM ONE

16'2 x 8'4 up to wardrobes (4.93m x 2.54m up to wardrobes)

Double glazed window, radiator, fitted wardrobes.



BEDROOM TWO

13'3 x 9'3 narrowing to 6' (4.04m x 2.82m narrowing to 1.83m)

Double glazed window, radiator.



EXTERNALLY



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FRONT

Enclosed large mature garden mainly laid to lawn with shrubs trees and borders, paved patio area.



REAR

Yard to the rear with double gates providing off street parking, outhouse ideal for storage.



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ADDITIONAL GARDEN IMAGE



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.

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 312 Sycamore Street

<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: 6432A

MORTGAGE

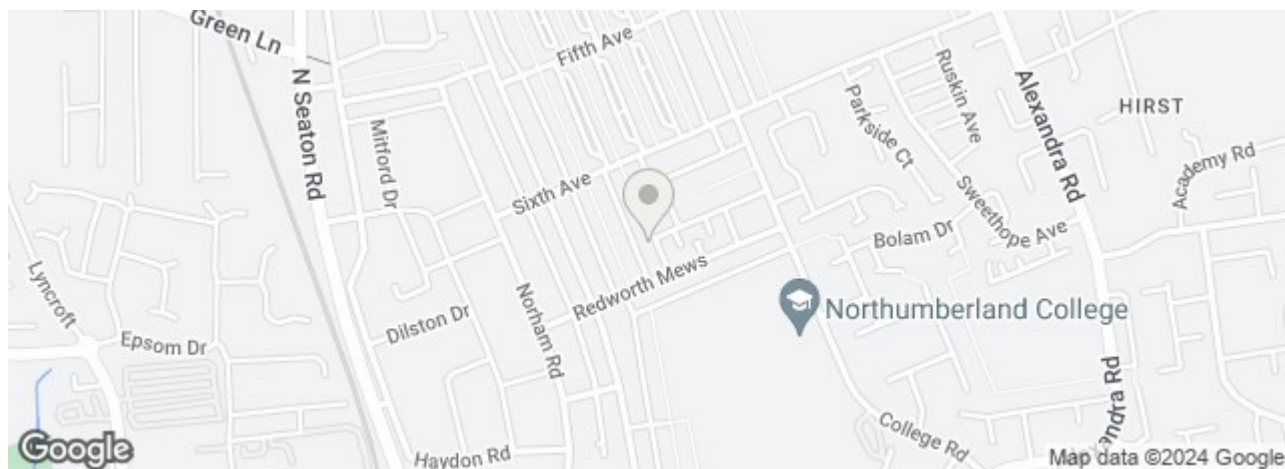
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Energy Efficiency Rating

	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>		



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