

# RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

29 POPLAR STREET ASHINGTON NE63 0AS



- TWO BEDROOMS
- CLOSE TO TOWN CENTRE
- COUNCIL TAX BAND A

- MID TERRACE
- EPC RATING TBC
- SUBJECT TO PROBATE

**Offers Over £55,000**

## 29 POPLAR STREET ASHINGTON NE63 0AS

**\*\*PERFECT LOCATION FOR TOWN CENTRE\*\*** a two bedroom mid terrace house, with excellent transport links. Being sold subject to probate. Benefits from off street parking, double glazing and gas central heating. Comprises of lounge, kitchen diner, utility room leading to bathroom, first floor landing, two bedrooms, garden to the front and enclosed yard to rear.

### LOUNGE

15'09" x 14'04" (4.80m x 4.37m)

Double glazed window, radiator.



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### KITCHEN/ DINER

15'08" x 11'01" (4.78m x 3.38m)

Double glazed window, range of wall and base units with work tops



### UTILITY ROOM

6'05" x 5'11" (1.96m x 1.80m)

Double glazed window, range of wall and base units with work tops.



### FIRST FLOOR LANDING

## 29 POPLAR STREET ASHINGTON NE63 0AS

### MASTER BEDROOM

16' x 9'02" (4.88m x 2.79m)

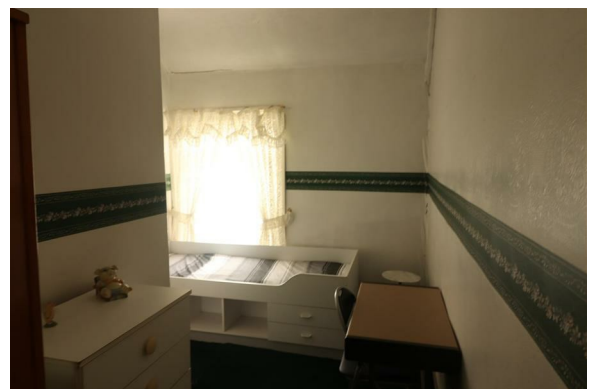
Double glazed window, radiator.



### BEDROOM TWO

12'1 x 8'04 narrowing to 4'1 (3.68m x 2.54m narrowing to 1.24m)

Double glazed window, radiator.



## 29 POPLAR STREET ASHINGTON NE63 0AS

### BATHROOM

5'09 x 5'06 (1.75m x 1.68m)

low level wc, wash hand basin, shower



### EXTERNALLY

#### FRONT

Garden to the front.



#### REAR

Enclosed rear yard with double gates providing on site parking.



### 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

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# 29 POPLAR STREET ASHINGTON NE63 0AS

## 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.

## 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

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: 6430A

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**MORTGAGE**

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# Energy Efficiency Rating

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



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