

RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

**37 BRIARDENE SOUTH GREEN LANE ASHINGTON NORTHUMBERLAND
NE63 8DU**



- Mid Link House
- Double Glazing
- Immediate V.Possession
- EPC Rating

- Two Bedrooms
- Combi Gas Heating
- Excellent Transport Links
- Council Tax Band A

Price £98,000

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Deceptively spacious mid link house situated in popular location close to local amenities and transport links. The property which is offered for sale with immediate vacant possession benefits from upvc double glazed windows and combi gas central heating boiler. To the ground floor there is a generous living room plus fitted kitchen and to the first floor two bedrooms plus bathroom with separate w.c. Externally there is a low maintenance garden to the rear.

GROUND FLOOR:

PORCH

Double glazed door.



GENEROUS LIVING ROOM

17'3" x 14'0" (5.26 x 4.27)

Living flame gas fire with attractive fire surround and marble hearth and back, radiator, door to the porch.



ENTRANCE HALL

Entered via a double glazed door, radiator, large cupboard. Understair cupboard.



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KITCHEN

6'10" x 10'8" (2.08 x 3.25)

Fitted wall, base and drawer units with work tops, tiled splash back, one and half bowl sink, drainer with mixer tap, radiator, space for freestanding cooker.



FIRST FLOOR:

LANDING

With built in cupboard. Additional cupboard housing combi gas central heating boiler.

BEDROOM ONE

9'10" x 14'2" (3.00 x 4.32)

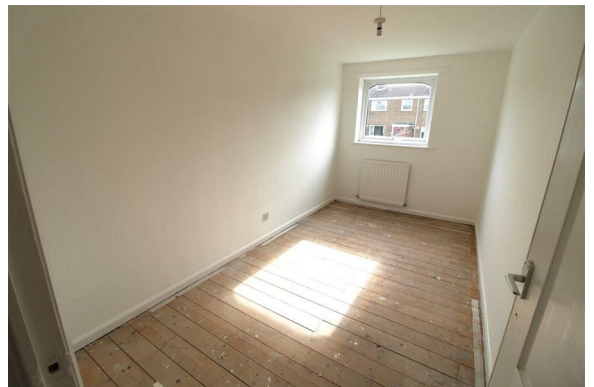
wall with fitted robes and dressing unit, radiator, double glazed window.



BEDROOM TWO

7'3" x 14'3" (2.21 x 4.34)

Double glazed window, radiator.



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SHOWER ROOM

Double glazed window, radiator, bath with shower over, was hand basin, radiator.



SEPARATE W.C.

With low wc, double glazed window.

OUTSIDE ACCOMMODATION:

BLOCK PAVED FRONT GARDEN

Garden to the rear with outhouse.



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

The right mortgage can save you £££'s each month. Why not make an appointment with our independent mortgage advisor who has access to the whole of the market.

(remember your home is at risk if you do not keep up repayments on your mortgage or any other loans secured on it)

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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 37 Briardene

<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. 6434A

MORTGAGE

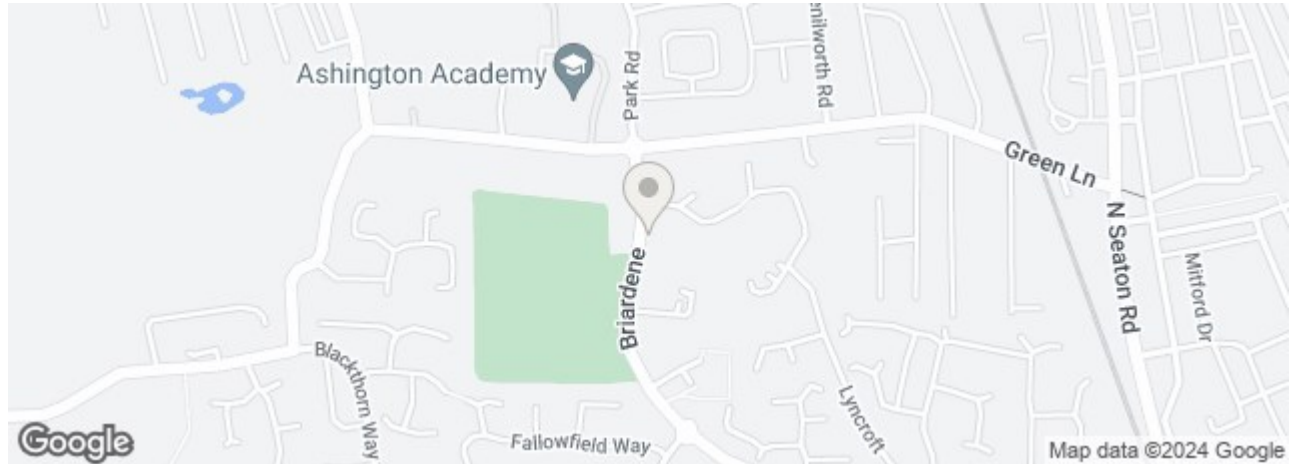
Why not make an appointment to speak to our **Independent** Mortgage Adviser?

PLEASE NOTE:

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

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		70
(55-68) D	64	
(39-54) E		
(21-38) F		



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