

RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

41 KENILWORTH ROAD ASHINGTON NORTHUMBERLAND NE63 8DE



- TWO BEDROOMS
- NO ONWARD CHAIN
- EPC RATING E
- IDEAL 1ST TIME BUYER

- SEMI DETACHED HOUSE
- IDEAL INVESTMENT
- COUNCIL TAX BAND A
- IDEALLY LOCATED

Offers In The Region Of £75,000

41 KENILWORTH ROAD ASHINGTON NORTHUMBERLAND NE63 8DE

****WOULD MAKE AN IDEAL INVESTMENT**** a two double bedroom semi detached house, ideally situated for local amenities and transport links. The property is being sold with NO ONWARD CHAIN. Comprises of, entrance hall, lounge, kitchen/ diner. First floor landing, two double bedrooms, bathroom, separate wc. Externally there is a garden to the rear gated side access to the outhouses and front garden.

GROUND FLOOR

HALL

Entered via a double glazed door, double glazed window, radiator, storage cupboard.



LOUNGE

10'11 x 12'11 (3.33m x 3.94m)

Double glazed window, radiator, gas living flame fire.



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KITCHEN DINER

8'11 x 16'8 (2.72m x 5.08m)

Two windows, radiator, range of wall, base and drawer units, sink with dual taps, door to the side.



FIRST FLOOR

LANDING



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MASTER BEDROOM

13'1 x 10'2 (3.99m x 3.10m)

Double glazed window, radiator, storage area.



BEDROOM TWO

9'6 x 11'11 (2.90m x 3.63m)

Double glazed window, radiator.



BATHROOM

bath with shower over, wash hand basin, window, tiled walls, radiator.



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SEPARATE WC

Low level wc.



EXTERNALLY

FRONT

Garden to the front with gated access to the rear and outhouses.



REAR

Garden to the rear.

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.

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.

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Electricity Supply - Mains

Water Supply - Mains

Sewerage Supply - Mains

Heating - Mains GCH

Broadband - Not Available (Ofcom Broadband checker July 2024)

Flood Risk - River and Sea - Low Risk

Planning Permission - There are currently none planning permission for 41 Kenilworth Road

<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.

MORTGAGE

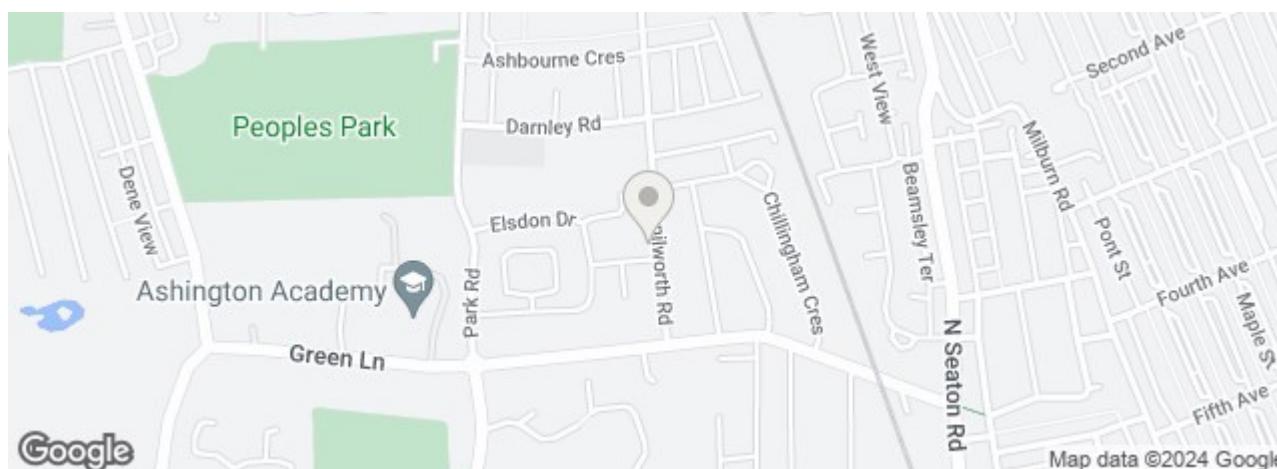
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	50	
(39-54) E		
(21-38) F		



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