

# RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

32 NORFOLK CLOSE ASHINGTON NORTHUMBERLAND NE63 8PE



- FIRST FLOOR FLAT
- COMBI C.H. / UPVC D. GLAZING
- ENERGY RATING C
- NO ONWARD CHAIN

- ONE DOUBLE BEDROOM
- TASTEFULLY APPOINTED / DECORATED
- COUNCIL TAX BAND A
- IDEAL FTB/INVESTMENT

**Price £55,000**

## 32 NORFOLK CLOSE ASHINGTON NORTHUMBERLAND NE63 8PE

A most impressively presented and tastefully decorated first floor flat offering ideal starter home or investment opportunities. Benefits from combi gas heating and double glazing. Being sold with no ONWARD CHAIN. Comprises of entrance lobby and stairs leading up to the landing, spacious lounge, fitted kitchen, shared garden to rear.

### GROUND FLOOR:

#### ENTRANCE HALL

with 1 radiator.



#### FIRST FLOOR LANDING

2 built in cupboards.

#### LIVING ROOM

10'11 x 13' (3.33m x 3.96m )

electric fire with attractive surround. 1 radiator.





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### KITCHEN

8'9 x 6'11 (2.67m x 2.11m )

attractive range of fitted wall and floor units, partially tiled interior. 1 radiator.



### BEDROOM

12'4 x 11'1 (3.76m x 3.38m)

including free standing robes. 1 radiator. Cupboard enclosing combi gas central heating boiler.



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## BATHROOM/W.C.

with white suite comprising panelled bath with overbath independent electric shower, pedestal wash hand basin, low level toilet unit, partially tiled walls. 1 radiator.



## OUTSIDE ACCOMMODATION:

Shared garden to the rear.



## MORTGAGES

Why not make an appointment to speak with our independent mortgage advisor who has access to the whole of the market. (your home is at risk if you do not keep up repayments on your mortgage or any other loans secured on it.

## TENURE:

WE UNDERSTAND THE PROPERTY IS LEASEHOLD. 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.

## VIEWING

BY APPOINTMENT WITH OUR ASHINGTON OFFICE (01670) 812145/ashington@rickard.uk.com. FILE NO: 6435A

**MORTGAGE**

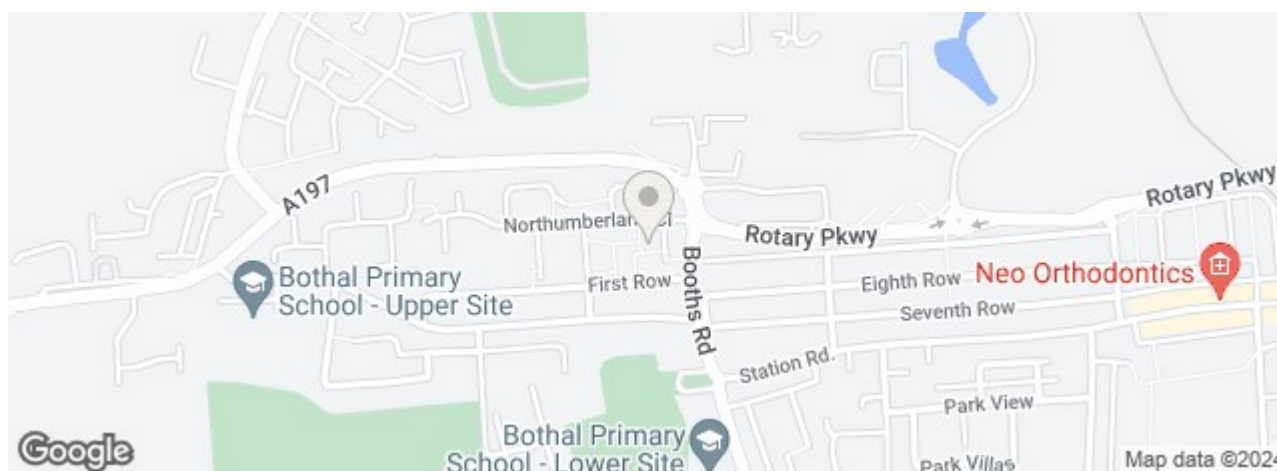
Why not make an appointment to speak to our **Independent** Mortgage Adviser?

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	76
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		



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