

RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

247 ALEXANDRA ROAD ASHINGTON NORTHUMBERLAND NE63 9LB



- 3 BED MID TERRACE
- FULLY REFURBISHED
- COUNCIL TAX BAND A

- VACANT POSSESSION
- IDEAL FIRST TIME BUY/INVESTMENT
- EPC D

Price £90,000

247 ALEXANDRA ROAD ASHINGTON NORTHUMBERLAND NE63 9LB

Spacious 3 bed mid terraced house offering ideal accommodation to the first time buyer or possible investor. The accommodation with combi gas central heating and upvc double glazed windows briefly comprises of: Ground Floor: Entrance Hall, generous through lounge/diner with separate newly fitted high gloss kitchen and to the first floor three bedrooms together with large combined bathroom/w.c. Externally there is a good size yard to rear with ample space for off road car-parking.

EXTERNAL

GROUND FLOOR

ENTRANCE HALL

with 1 radiator. Built in understair cupboard.



SPACIOUS THROUGH LOUNGE/DINER

12'11" x 24'4" (3.96m x 7.44m)

maximum measurement with 2 radiators.



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KITCHEN

7'6 x 12'10 (2.29m x 3.91m)

Newly fitted high gloss kitchen with wall and floor units, fully tiled walls, 1 radiator.



FIRST FLOOR:

BEDROOM 1.

10'5 x 11'3 (3.18m x 3.43m)

plus fitted mirrored robes. 1 radiator and additional built in cupboard.



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BEDROOM 2.

10'6 x 12'10 (3.20m x 3.91m)

1 radiator, wall mounted combi boiler.



BEDROOM 3.

9' x 9'6 (2.74m x 2.90m)

with 1 radiator.



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SPACIOUS COMBINED BATHROOM/W.C.

with white suite comprising panelled bath with overbath electric shower and folding shower screen, pedestal wash hand basin, low level toilet unit, panelled interior, 1 radiator.



YARD TO REAR

with space for off road parking.



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

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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 247 Alexandra Road, Ashington
<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 number 6437A

MORTGAGE

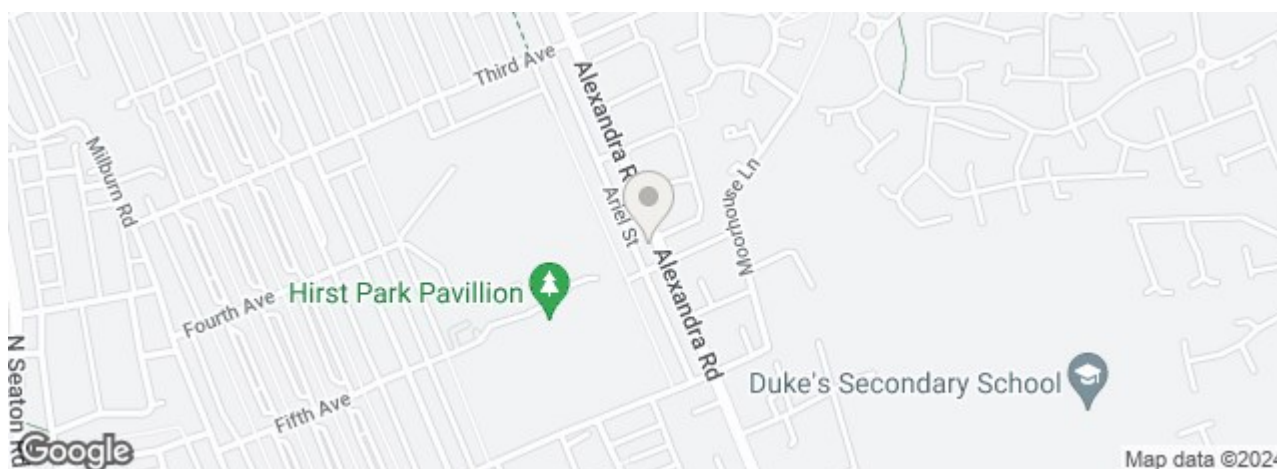
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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		85
(69-80) C	67	
(55-68) D		
(39-54) E		
(21-38) F		



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