

RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

89 NORTH SEATON ROAD ASHINGTON NORTHUMBERLAND NE63 0AG



- THREE BEDROOMS
- TWO RECEPTION ROOMS
- COUNCIL TAX BAND A

- SPACIOUS TERRACE HOUSE
- GARAGE/GARDENS
- EPC RATING TBC

Price £90,000

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****WITHIN WALKING DISTANCE TO THE TOWN CENTRE****a three bedroom spacious mid terrace house, perfectly located for local amenities and transport links. The property benefits from gas central heating, double glazing and also benefits from being sold with NO ONWARD CHAIN. Comprises of, entrance lobby, spacious lounge with double doors leading through to the spacious dining room with double glazed French doors, fitted kitchen with an excellent range of units. first floor landing, three bedrooms, bathroom. Externally there is a paved garden to the front, paved yard with a garage and mature garden off.

GROUND FLOOR

LOBBY

Entered via a double glazed door, double glazed window, laminate flooring.



LOUNGE

17'10 x 16' maximum (5.44m x 4.88m maximum)

Three double glazed windows with a pelmet above, delft rack, radiator, coving, brick effect fireplace with gas living flame fire, laminate flooring.



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DINING ROOM

20'4 x 18'6 (6.20m x 5.64m)

Glass double doors through to the dining room, two radiators, laminate flooring, gas living flame fire sat on a marble effect hearth, double glazed French doors with a pelmet above.



KITCHEN

8'5 x 17'8 (2.57m x 5.38m)

Double glazed window, excellent range of wall, base and drawer units with work tops, Bosch eye level double oven, hob, plumbed for washing machine, sink with drainer and mixer tap, radiator, tiled floor, tiled splash back.



FIRST FLOOR LANDING

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MASTER BEDROOM

9'6" x 16' (2.90m x 4.88m)

Double glazed window with pelmet above, radiator.



BEDROOM TWO

12'8" x 10'10" (3.86m x 3.30m)

Double glazed window with a pelmet above, radiator, double storage cupboard, storage cupboard housing the combi boiler.



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BEDROOM THREE

12'9 x 8'5 (3.89m x 2.57m)

Double glazed window, radiator, access to the loft.



BATHROOM

Bath with shower over, low level wc, wash hand basin, radiator, double glazed window, double storage cupboard, tiled walls.



EXTERNALLY

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FRONT

Paved garden to the front with gated access to the street.



REAR YARD

Paved yard with gated access to the rear.



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GARAGE

With double wooden gates.



GARDEN OFF LANE

Enclosed mature garden with shrubs, trees and grassed area.



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GARDEN PHOTO



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.

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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

Flood Risk - River and Sea - Low Risk

Planning Permission - There are currently no planning permission for 89 North Seaton 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.

VIEWING

BY APPOINTMENT WITH OUR ASHINGTON OFFICE (01670) 812145/ashington@rickard.uk.com. FILE NO: 6439A

MORTGAGE

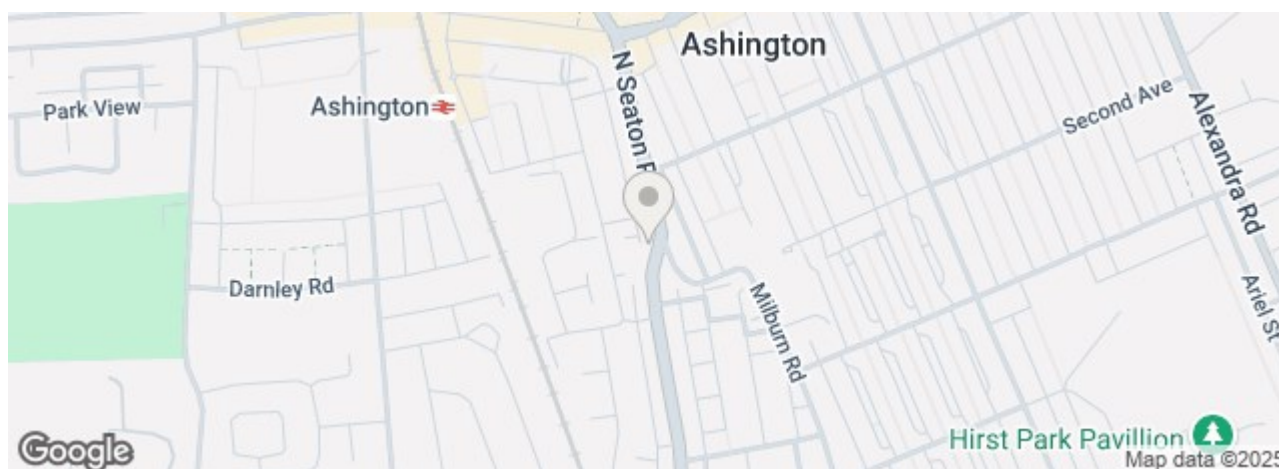
Why not make an appointment to speak to our **Independent** Mortgage Adviser?

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		84
(69-80) C	68	
(55-68) D		
(39-54) E		
(21-38) F		



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