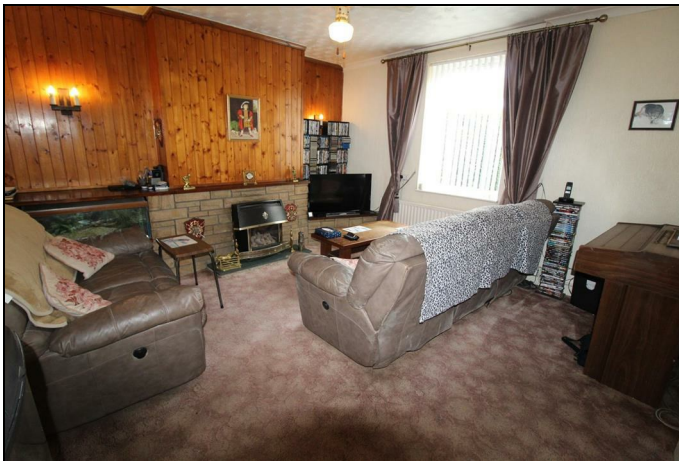


RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

10 WOODHORN COLLIERY HOUSES ASHINGTON NE63 9YF



- THREE BEDROOMS
- SPACIOUS HOUSE
- EPC RATING TBC

- THREE RECEPTION ROOMS
- COUNCIL TAX BAND B
- POPULAR LOCATION

Price £120,000

10 WOODHORN COLLIERY HOUSES ASHINGTON NE63 9YF

****WOULD MAKE AN IDEAL FAMILY HOME****a three bedroom spacious terrace house, situated on the edge of Ashington, making an easy commute to the A189 for Newcastle or the coastal route. Benefits from gas central heating and double glazing. Comprises of entrance lobby, lounge, dining room, additional reception room, galley kitchen, bathroom, porch. First floor landing, three bedrooms. Externally there is a garden to the front and side, yard to the rear, detached garage.

GROUND FLOOR

LOBBY

Radiator.

LOUNGE

13'11 x 14'2 (4.24m x 4.32m)

Double glazed window, radiator, gas living flame fire. (not connected)



DINING ROOM

14'6 x 13'6 (4.42m x 4.11m)

Double glazed window, radiator, gas living flame fire, (not connected), storage cupboard.



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ADDITIONAL RECEPTION ROOM

11'6 x 13'8 (3.51m x 4.17m)

Double glazed window, radiator, laminate flooring.



KITCHEN

14'10 x 5'11 (4.52m x 1.80m)

double glazed window, radiator, range of base and drawer units with work tops, m sink with drainer and mixer tap,



BATHROOM

9'1 x 7' (2.77m x 2.13m)

Double glazed window, heated towel rail, bath, shower cubicle, low level wc, wash hand basin.



FIRST FLOOR LANDING



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BEDROOM ONE

14'3 x 14'6 (4.34m x 4.42m)

Double glazed window, radiator.



BEDROOM TWO

9'6 x 14' (2.90m x 4.27m)

Double glazed window, radiator,



BEDROOM THREE

10'10 x 8'7 (3.30m x 2.62m)

Double glazed window, radiator,



EXTERNALLY



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FRONT

Garden to the front.



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REAR

Yard to the rear.



SIDE GARDEN



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GARAGE

Single detached garage.



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

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 August 2024)

Flood Risk - River and Sea - Low Risk

Planning Permission - <https://publicaccess.northumberland.gov.uk/online-applications/applicationDetails.do?keyVal=9600022153FUL&activeTab=summary>

<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.

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: 6450A

MORTGAGE

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PLEASE NOTE:

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

Energy Efficiency Rating

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



17/18 Laburnum Terrace, Ashington NE63 0JA Tel: 01670 812145 Fax: 01670 522765 Email: ashington@rickard.uk.com
25 Newgate Street, Morpeth NE61 1AW Tel: 01670 513533 Fax: 01670 518398 Email: morpeth@rickard.uk.com
6 Havelock Street, Blyth NE24 1AB Tel: 01670 356613 Fax: 01670 369155 Email: blyth@rickard.uk.com

