

RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

207 ROSALIND STREET ASHINGTON NORTHUMBERLAND NE63 9BB



- TWO BED MID TERRACE
- GARAGE
- EPC RATING E

- OVERLOOKING HIRST PARK
- IDEAL FIRST TIME BUYER
- COUNCIL TAX BAND A

Price £66,000

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****IDEAL FIRST BUY OR INVESTMENT**** Sold as seen. A spacious two bedroom mid terrace with gas central heating (Brand New gas boiler installed Oct 23), new electrical main switch consumer unit, double glazing, close to local amenities including Hirst Park along with excellent transport links. The accommodation comprises of spacious lounge, kitchen diner, utility room and bathroom. To the First floor landing, insulated loft space, two bedrooms. Externally: yard to the rear with GARAGE and small front garden, also has new water, gas & electric meters.

GROUND FLOOR

PORCH

Double glazed window.



LOUNGE

17'3 x 14'7 (5.26m x 4.45m)

Double glazed window, stone effect fireplace with gas fire, storage cupboard.



DINING AREA

11'3 x 8'1 (3.43m x 2.46m)

Radiator, wall units.



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KITCHEN

8'1 x 6'3 (2.46m x 1.91m)

wall and base units with work surfaces, eye level oven, hob, sink with drainer and mixer tap, double glazed window.



UTILITY ROOM

Plumbed for washing machine, door to the garage, double glazed door to the rear.



BATHROOM

Bath with shower over, low level wc, wash hand basin, storage cupboard.



FIRST FLOOR

LANDING



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MASTER BEDROOM

9' x 14'1 (2.74m x 4.29m)

Double glazed window, radiator, fitted wardrobes.



BEDROOM TWO

9'11 x 8'2 (3.02m x 2.49m)

Double glazed window, radiator, fitted wardrobes.



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EXTERNALLY



REAR

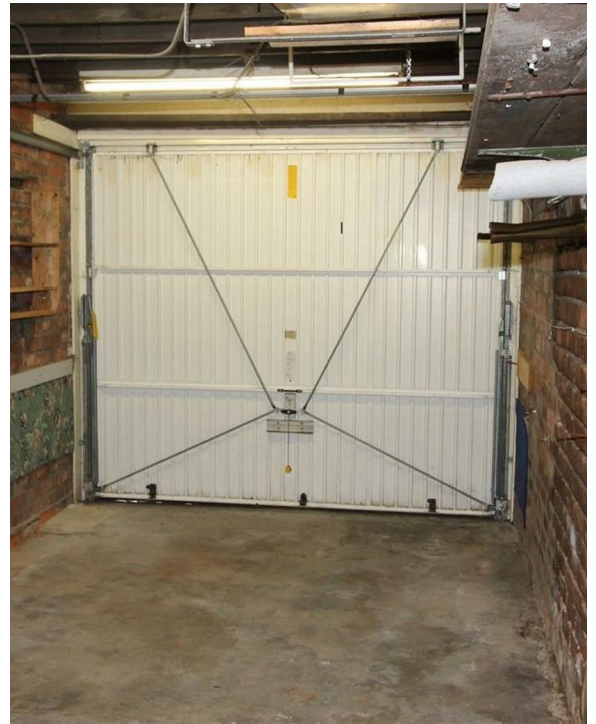
Enclosed yard to the rear.



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GARAGE

Single garage.



FRONT

town garden to the front.

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.

VIEWING

BY APPOINTMENT WITH OUR ASHINGTON OFFICE (01670) 812145/ashington@rickard.uk.com -

FILE NUMBER

PLEASE QUOTE REFERENCE NO: 6299A

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

MORTGAGE

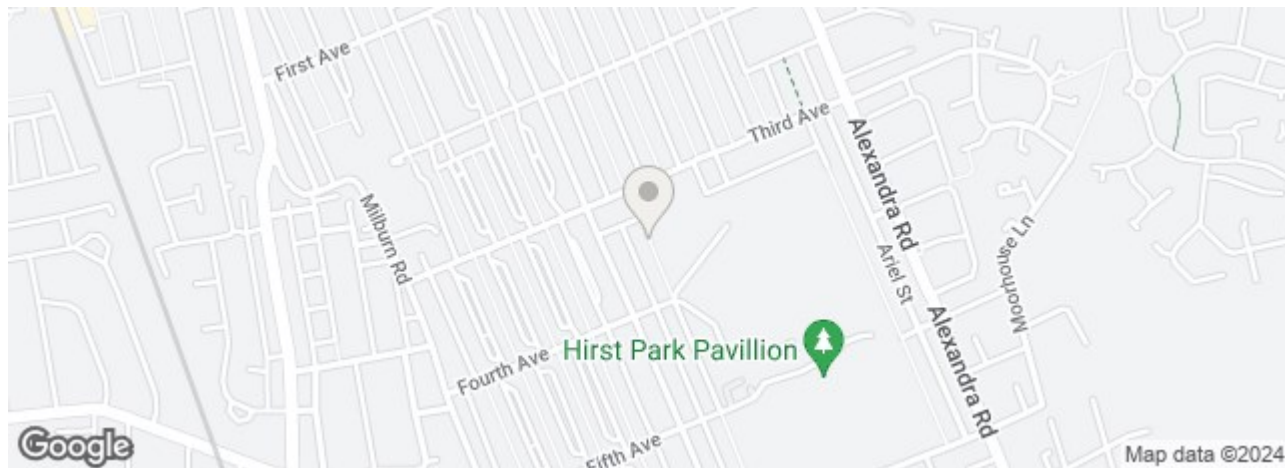
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	47	
(39-54) E		
(21-38) F		



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