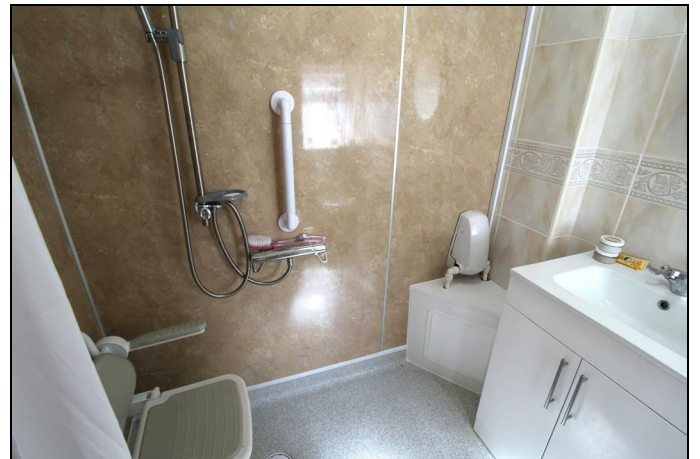


RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

8 WEST VIEW ASHINGTON NORTHUMBERLAND NE63 0RZ



- THREE BEDROOMS
- WITHIN WALKING DISTANCE TO THE TOWN CENTRE
- EPC RATING TBC

- MID TERRACE HOUSE
- NO ONWARD CHAIN
- COUNCIL TAX BAND A

Price £85,000

8 WEST VIEW ASHINGTON NORTHUMBERLAND NE63 0RZ

**** IN NEED OF SOME UPDATING WHICH IS REFLECTED IN THE PRICE**** a three bedroom mid terrace house. The property is located in a desirable central location, close to Ashington town centre and all amenities. Benefits from a combination gas central heating boiler, double glazing and also benefits from being sold with NO ONWARD CHAIN. Comprises of; entrance lobby, hallway, front reception room, lounge, kitchen, wet room. First floor spacious landing, three bedrooms. Externally there is a mature garden to the front and enclosed rear yard.

GROUND FLOOR

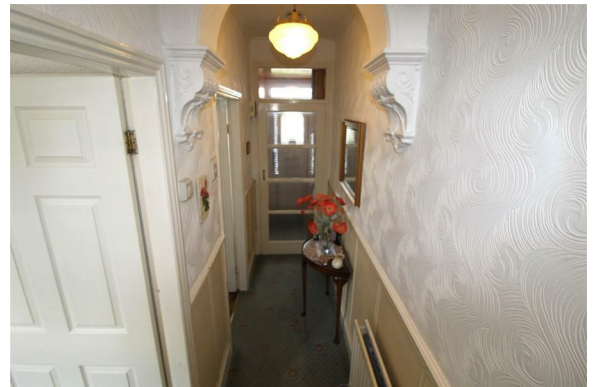
LOBBY

Entered via a double glazed door.



HALL

Radiator, original archway with plaster corbels.



FRONT RECEPTION ROOM

14'3 x 14'10 (4.34m x 4.52m)

Double glazed bay window, two radiators, cornicing, wood surround with a marble back and hearth.



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LOUNGE

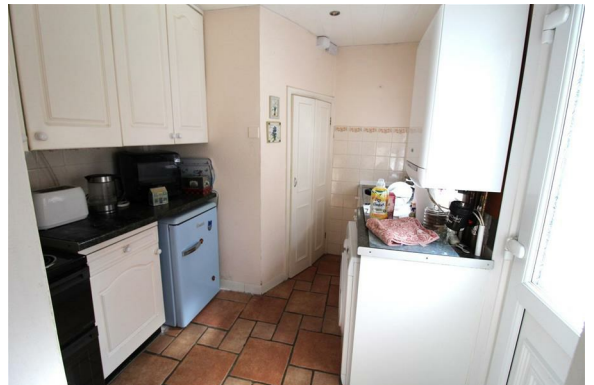
11'10" x 12' (3.61m x 3.66m)

Double glazed window, radiator, two storage cupboards, fire surround with a gas living flame fire inset, coving.



KITCHEN

Base and wall units, sink with drainer and dual taps, tiled splash back, tiled floor, Baxi combi boiler.



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WET ROOM

Low level wc, wash hand basin, over head shower attachment.



FIRST FLOOR

LANDING

Double glazed window, radiator.



BEDROOM ONE

11' x 11'9 (3.35m x 3.58m)

Double glazed window, radiator.

BEDROOM TWO

9'3 x 13'1 to drobes (2.82m x 3.99m to drobes)

Double glazed window, radiator, fitted wardrobes.

BEDROOM THREE

10'8 x 6'5 (3.25m x 1.96m)

Double glazed window, radiator.



8 WEST VIEW ASHINGTON NORTHUMBERLAND NE63 0RZ

EXTERNALLY

REAR

Enclosed yard with double gates providing off street parking.



FRONT

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



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.



8 WEST VIEW ASHINGTON NORTHUMBERLAND NE63 0RZ

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

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 August 2024)

Flood Risk - River and Sea - Low Risk

Planning Permission - There are currently No planning permission for the property.

<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: 6452A

MORTGAGE

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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		



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