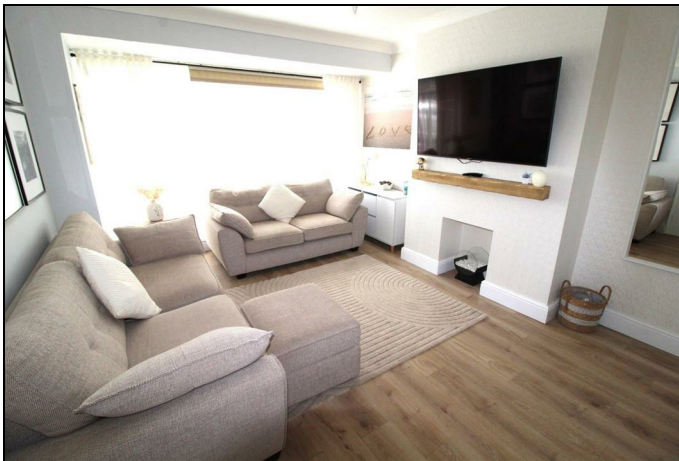


RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

6 ANCROFT PLACE ASHINGTON NORTHUMBERLAND NE63 0TP



- SEMI DETACHED HOUSE
- COUNCIL TAX BAND B
- ESSENTIAL VIEWING
- REFURBISHED

- THREE BEDROOMS
- GARAGE AND DRIVEWAY
- EPC RATING C
- MODERN KITCHEN BATHROOM

Price £159,950

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**** WOULD MAKE A LOVELY FAMILY HOME**** a three bedroom refurbished semi detached house, perfectly positioned for the A189, making an easy commute to the coast. The property is situated in the ever so popular North Seaton. Estate and benefits from double glazing and gas central heating.

Comprises of entrance hall, lounge through to the dining room, modern kitchen with a great range of units with complimenting work tops, utility room. First floor landing, three bedrooms, refitted modern shower room, garden to the front, paved drive leading to the single garage, enclosed rear garden.

GROUND FLOOR

HALLWAY

Double glazed door, radiator, two storage cupboards.



LOUNGE

11'7 x 13'5 (3.53m x 4.09m)

Double glazed windows, radiator, coved ceiling, recess with feature mantel above



DINING AREA

10'8 x 8'7 (3.25m x 2.62m)

Double glazed window, radiator, laminate flooring.



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KITCHEN

10'1 x 10'4 (3.07m x 3.15m)

Double glazed window, range of modern wall, base and drawer units with complimenting work tops and breakfast bar area, ceramic sink with drainer and mixer tap, integrated dishwasher, fridge freezer, wine cooler, eye level oven, hob, laminate flooring, radiator, double glazed door.



ADDITIONAL KITCHEN IMAGE



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UTILITY ROOM

Plumbed for washing machine, door to the garden, double glazed window, wall and base units with complimenting work tops.



FIRST FLOOR LANDING

Access to the loft, double glazed window.



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BEDROOM ONE

11'11 x 10' (3.63m x 3.05m)

Double glazed window, radiator, fitted wardrobes.



BEDROOM TWO

12'2 7'9 (3.71m 2.36m)

Double glazed window, radiator.



BEDROOM THREE

9'2 x 7'8 (2.79m x 2.34m)

Double glazed window, radiator, storage cupboard.



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SHOWER ROOM

5'9 x 8'6 (1.75m x 2.59m)

Walk in double shower cubicle with waterfall shower head over, pedestal wash hand basin set in a vanity unit, low level wc, , two windows, modern tiled walls and floor, heated ladder towel rail, downlights to the ceiling.



EXTERNALLY

FRONT

Garden and paved drive.



GARAGE

Up and over door.



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REAR

Enclosed garden to the rear, gate to the side leading down the paved path to the front elevation, raised decking, Astro turf.



ADDITIONAL GARDEN IMAGE



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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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 this 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.

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: 6454A

MORTGAGE

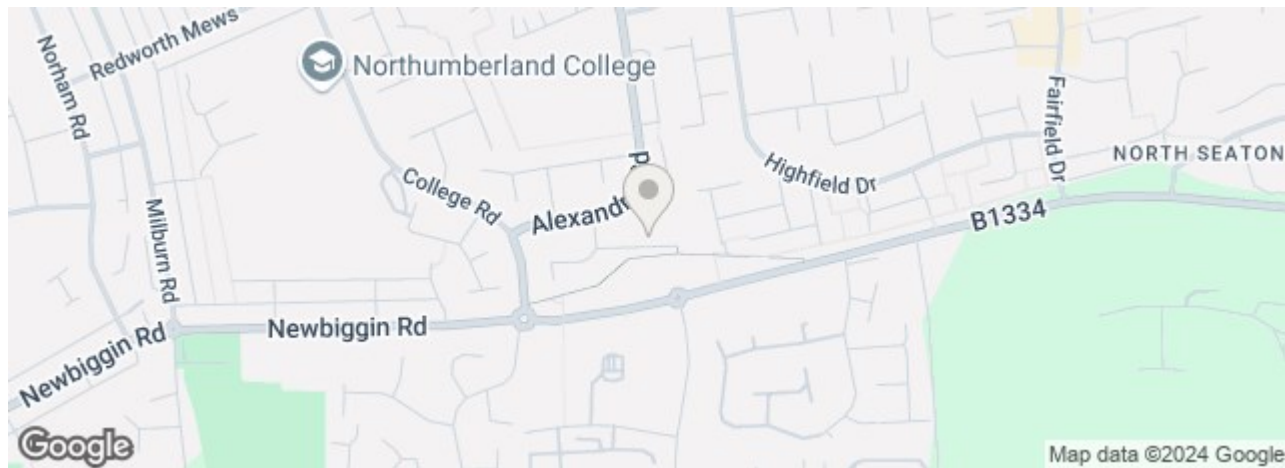
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PLEASE NOTE:

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		84
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		



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