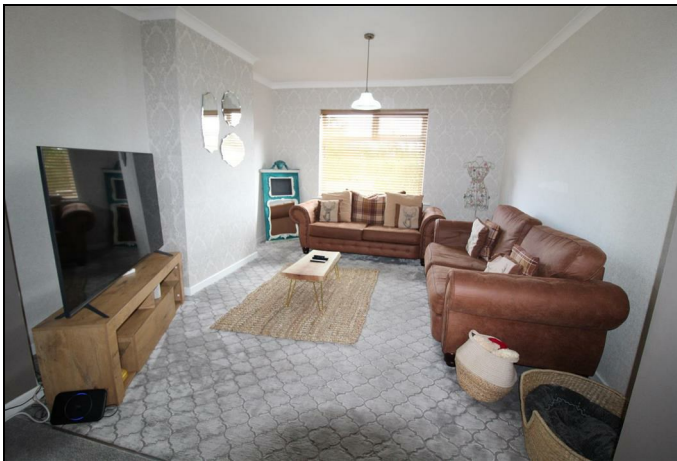


RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

33 FIRST ROW LINTON COLLIERY. NORTHUMBERLAND. NE61 5SH



- SPACIOUS TERRACE HOUSE
- LARGE GARDEN AND DRIVE
- COUNCIL TAX BAND A

- THREE BEDROOMS
- EPC RATING D
- MODERN INTERIOR

Offers Over £125,000

33 FIRST ROW LINTON COLLIERY, NORTHUMBERLAND. NE61 5SH

****SPACIOUS FAMILY HOME**** a lovely three bedroom house is situated in the village of Linton. The property benefits from gas central heating and double glazing. Comprises of, entrance hall, lounge, dining room, fitted kitchen. First floor landing, three bedrooms, bathroom. Externally there is a yard to the rear and large garden to the front, double drive providing off street parking.

GROUND FLOOR

ENTRANCE HALL

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



LOUNGE

12'4 x 14'4 (3.76m x 4.37m)

Double glazed window, radiator, coving.



33 FIRST ROW LINTON COLLIERY, NORTHUMBERLAND. NE61 5SH

DINING ROOM

15'3 x 19' (4.65m x 5.79m)

Double glazed window, radiator, coving.



KITCHEN

13'5 x 9'7 (4.09m x 2.92m)

Double glazed window, radiator, range of wall and drawer units with complimenting work tops, sink with mixer tap and drainer, electric hob with a glass splash back, oven, double glazed door to the yard.



FIRST FLOOR LANDING

Access to the loft.



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BEDROOM ONE

14' x 9'7 (4.27m x 2.92m)

Double glazed window, radiator, storage cupboard.



BEDROOM TWO

11'6 x 13'9 (3.51m x 4.19m)

Double glazed window, radiator.



BEDROOM THREE

9'9 x 7'6 narrowing to 4' (2.97m x 2.29m narrowing to 1.22m)

Double glazed window, radiator.

BATHROOM

11'1 x 7'3 (3.38m x 2.21m)

Double glazed window, corner shower cubicle, bath with shower tap attachment, low level wc, wash hand basin set in a vanity unit, tiled splash back, tiled flooring, upvc cladding to the ceiling, heated towel rail.



EXTERNALLY



33 FIRST ROW LINTON COLLIERY, NORTHUMBERLAND. NE61 5SH

FRONT

Large garden to the front which is mainly laid to lawn, paved patio area, shrubs, gated access to the double gravelled drive.



GRAVELLED DOUBLE DRIVE



ENCLOSED YARD

enclosed yard with gated access to the lane.



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.

33 FIRST ROW LINTON COLLIERY, NORTHUMBERLAND, NE61 5SH

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 Superfast broadband. (Ofcom Broadband checker July 2024)

Flood Risk - River and Sea - low Risk

Planning Permission - There are currently no planning permission for 33 First Row

<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: 6457A

MORTGAGE

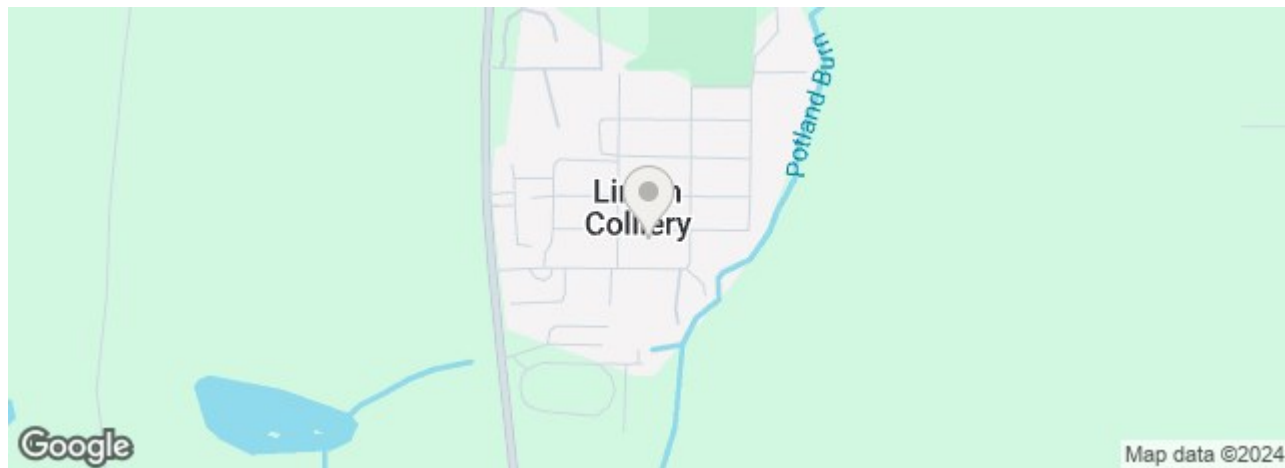
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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		78
(69-80) C	64	
(55-68) D		
(39-54) E		
(21-38) F		



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