

# RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

**41 BOLSOVER STREET ASHINGTON NORTHUMBERLAND NE63 0HA**



- SPACIOUS MID TERRACE
- UPDATED TO A VERY HIGH STANDARD
- EPC RATING C
- FOUR BEDROOMS / TWO BATHROOMS

- TWO SPACIOUS RECEPTION ROOMS
- NO ONWARD CHAIN
- COUNCIL TAX BAND A

**Price £169,950**

# 41 BOLSOVER STREET ASHINGTON NORTHUMBERLAND NE63 0HA

Welcome to Bolsover Street, Ashington - a charming location for this beautifully updated terraced house. This property boasts four bedrooms and two bathrooms, perfect for a growing family or those in need of extra space.

As you step inside, you'll be greeted by not one, but two reception rooms, both elegantly designed with media walls, ideal for entertaining guests or simply relaxing with your loved ones. The spacious layout of this mid-terrace house provides a comfortable and inviting atmosphere for all.

Located in a popular location, this property has been updated to a very high standard, ensuring a modern and stylish living space for its new owners. With no onward chain, the opportunity to make this house your home is right at your doorstep.

Don't miss out on the chance to own this fantastic property in Ashington. Book a viewing today and envision the possibilities that await you in this delightful home.

## GROUND FLOOR

### ENTRANCE HALL

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



### LOUNGE

12'1 x 14'2 (3.68m x 4.32m)

Double oak doors leading into the lounge, double glazed French doors leading out to the garden, radiator, built in media wall with ample shelving and display down lights, LVT flooring.



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## ADDITIONAL IMAGE



## DINING ROOM

11'6 x 14'11 (3.51m x 4.55m)

Double glazed French doors leading out to the court yard, radiator, built in media wall with ample shelving and display down lights, LVT flooring, walk in storage cupboard, oak internal flooring.



## ADDITIONAL IMAGE





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## REFITTED KITCHEN

13'10 x 7'11 (4.22m x 2.41m)

Double glazed window, contemporary vertical radiator, excellent range of modern wall, drawer, larder and base units with complimenting work tops and matching upstands, built in five ring ceramic hob with a double chrome extractor hood, eye level fan assisted oven and built in microwave, integrated fridge freezer, sink with drainer and mixer tap, tiled flooring, oak flooring



## ADDITIONAL IMAGE



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## UTILITY AREA

Work top, plumbed for washing machine, double glazed door to the rear.



## REFITTED BATHROOM

6'7 x 6'6 (2.01m x 1.98m)

Double glazed window, upvc cladding to the walls and ceiling, bath with a waterfall shower over, shower screen, low level wc and wash hand basin set in a modern vanity unit, tiled flooring, oak flooring



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## FIRST FLOOR LANDING



## BEDROOM ONE

9'2 x 13' (2.79m x 3.96m)

Double glazed window, radiator, new carpet flooring.



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## BEDROOM TWO

10'4 x 8' (3.15m x 2.44m)

Double glazed window, radiator, new carpet flooring.



## BEDROOM THREE

8'4 x 14'6 longest (2.54m x 4.42m longest)

Double glazed window, radiator, new carpet flooring.



## BEDROOM FOUR

8'7 x 7'11 (2.62m x 2.41m)

Double glazed window, radiator, new carpet flooring.



## BATHROOM

8'4 x 4'11 x 5'9 x 5'2 (2.54m x 1.50m x 1.75m x 1.57m)

Bath with shower over, wash hand basin set in a vanity unit, low level wc, heated towel rail, combi boiler.

## EXTERNALLY



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## FRONT GARDEN

Lawned garden with raised decking, gated access to the street, water tap, double outdoor electric socket, outside light.



## ADDITIONAL IMAGE

Raised decking.





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## COURT YARD

Rear court yard with gated access to the lane, water tap, outside light.



## ADDITIONAL 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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## 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 October 2024)

Flood Risk - River and Sea - Low Risk

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: 6470A



## MORTGAGE

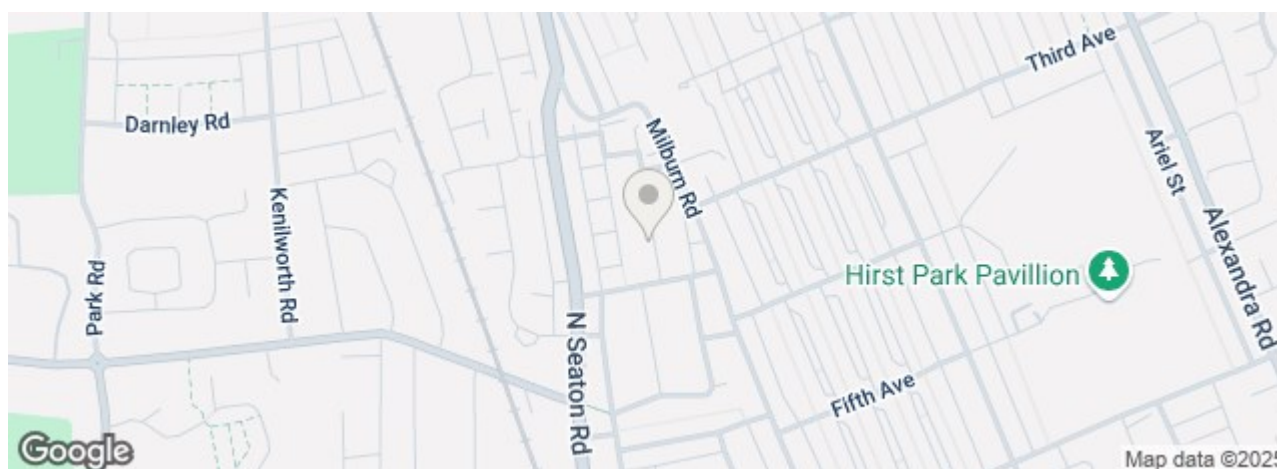
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# Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		



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