

RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

31 EAST TERRACE STAKEFORD NORTHUMBERLAND NE62 5UJ



- THREE BEDROOMS
- NO ONWARD CHAIN
- COUNCIL TAX BAND A
- COMBI GAS HEATING



- SPACIOUS HOUSE
- IDEALLY LOCATED
- EPC RATING C

Offers In The Region Of £68,000

31 EAST TERRACE STAKEFORD NORTHUMBERLAND NE62 5UJ

AN INVESTMENT OPPORTUNITY OR SPACIOUS FAMILY HOME. A three bedroom mid terrace house, ideally located for local amenities and transport links. Benefits from gas central heating, double glazing and also benefits from being SOLD WITH NO UPPER CHAIN. Comprises of, entrance lobby, bathroom, kitchen, two spacious reception rooms. First floor landing, THREE DOUBLE BEDROOMS, Externally there is a garden to the front and a yard to the rear. The property requires updating and we feel this has been adequately reflected in the realistic asking price. Book a viewing today!

GROUND FLOOR

LOBBY

Storage cupboard.

BATHROOM

Bath with shower over, low level wc, wash hand basin, radiator, double glazed window.



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KITCHEN

8'6 x 11'6 (2.59m x 3.51m)

Double glazed window, wall, base and drawer units with work tops, plumbed for washing machine, space for a free standing oven, wall hung combi boiler, tiled splash back.



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DINING ROOM

13'1 x 17' (3.99m x 5.18m)

Double glazed window, radiator, storage cupboard.



LOUNGE

13'2 x 13'7 (4.01m x 4.14m)

Double glazed window, radiator, electric coal effect fire.



FRONT LOBBY

Radiator, double glazed door to the front.

FIRST FLOOR LANDING

BEDROOM ONE

13'6 x 13'7 (4.11m x 4.14m)

Double glazed window, radiator.



BEDROOM TWO

Double glazed window, radiator, storage cupboard.



BEDROOM THREE

7' x 10'3 (2.13m x 3.12m)

Double glazed window, radiator.

EXTERNALLY

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FRONT

Enclosed garden to the front.



REAR

Enclosed yard to the rear.



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 January 2025)

Flood Risk - River and Sea - Low

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: 6487A



MORTGAGE

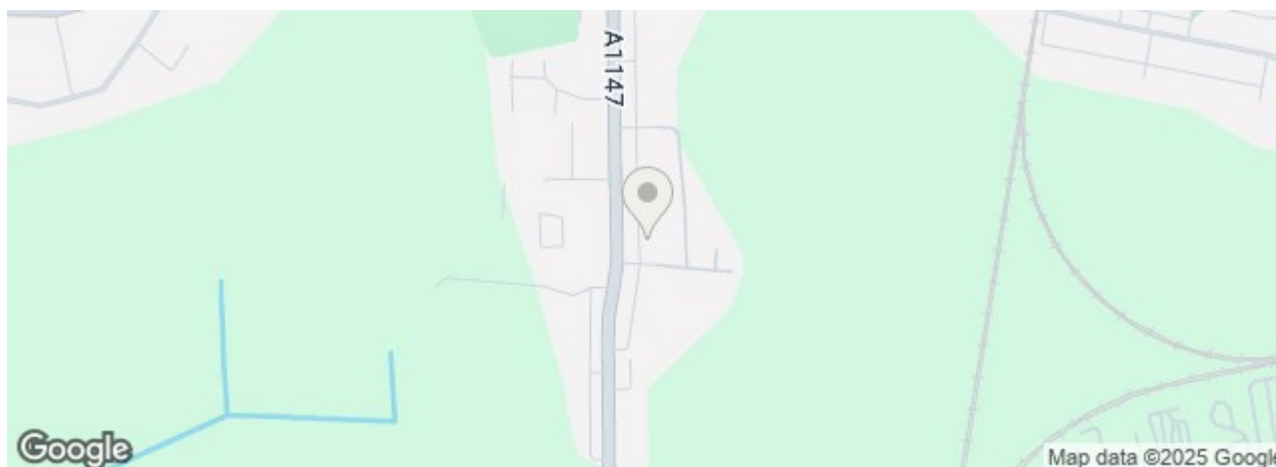
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	66	
(55-68) D		
(39-54) E		
(21-38) F		



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