

# RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

**26 BEAMSLEY TERRACE ASHINGTON NORTHUMBERLAND NE63 0HN**



- THREE BEDROOMS
- NO ONWARD CHAIN
- MODERN FITTED KITCHEN
- COUNCIL TAX BAND A

- SPACIOUS END TERRACE
- WALKING DISTANCE TO THE TRAIN STATION/TOWN CENTRE
- EPC RATING C
- GARDEN/REAR YARD

**Price £94,950**

17/18 Laburnum Terrace, Ashington, Northumberland, NE63 0AJ

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Email: ashington@rickard.uk.com

**01670 812145**

**www.rickard.uk.com**

# 26 BEAMSLEY TERRACE ASHINGTON NORTHUMBERLAND NE63 0HN

Nestled in Beamsley Terrace, Ashington, this end terrace house offers a perfect blend of comfort and convenience. Built in 1930.

The house features three well-proportioned bedrooms, providing ample space for relaxation and rest. The modern kitchen is a standout feature, designed to meet the needs of contemporary living while maintaining a warm and inviting atmosphere, with a welcoming spacious lounge.

One of the key advantages of this property is its prime location. Situated within walking distance to the town centre, residents will find a variety of shops, cafes, and amenities just a short stroll away. Additionally, the nearby train line offers excellent transport links to Newcastle, making commuting a breeze.

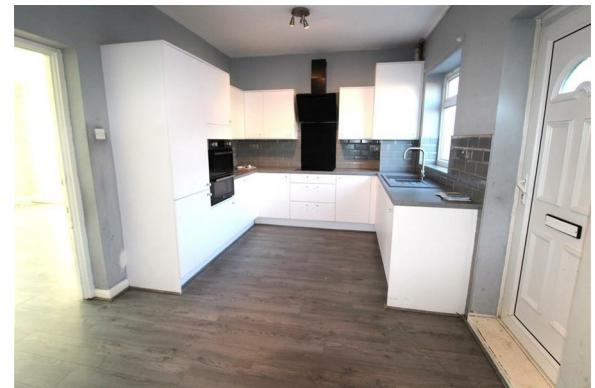
With no onward chain, this property presents a seamless opportunity for prospective buyers to move in without delay. Whether you are a first-time buyer or looking to invest in a family home.

## GROUND FLOOR

### KITCHEN DINER

17'3 x 9'11 (5.26m x 3.02m)

Two double glazed windows, radiator, range of modern wall, drawer and base units with complimenting work tops, integrated fridge freezer, built in eye level double oven, hob with a contemporary extractor hood above, one and half bowl sink with drainer and mixer tap, modern tiled splash back, laminate flooring, double glazed door to the rear.



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## LOUNGE

15'11 x 18'1 (4.85m x 5.51m)

Double glazed window, sliding patio doors, two radiators, laminate flooring.



## FIRST FLOOR LANDING

Double glazed window.



## MASTER BEDROOM

16' x 8'10 into wardrobes (4.88m x 2.69m into wardrobes)

Double glazed window, radiator, fitted wardrobes to each alcove.



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## BEDROOM TWO

13' x 8'10 narrowing to 5'5 (3.96m x 2.69m narrowing to 1.65m)

Double glazed window, radiator.



## BEDROOM THREE

11'3 x 9'8 (3.43m x 2.95m)

Double glazed window, radiator.



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## BATHROOM

5'7 x 9'8 (1.70m x 2.95m)

Double glazed window, radiator, bath with a shower tap fitment, wash hand basin set in a vanity unit, low level wc, modern panelling to the walls,.



## EXTERNALLY

### FRONT

Decked area, lawn, summer house.



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## 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

## 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.

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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 Jan 2025)

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. 6489A

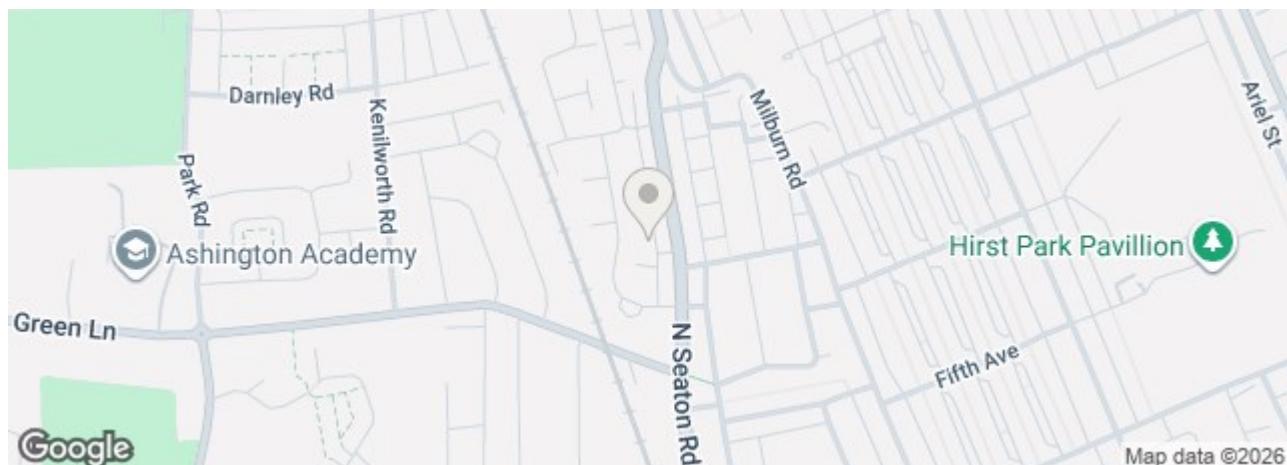
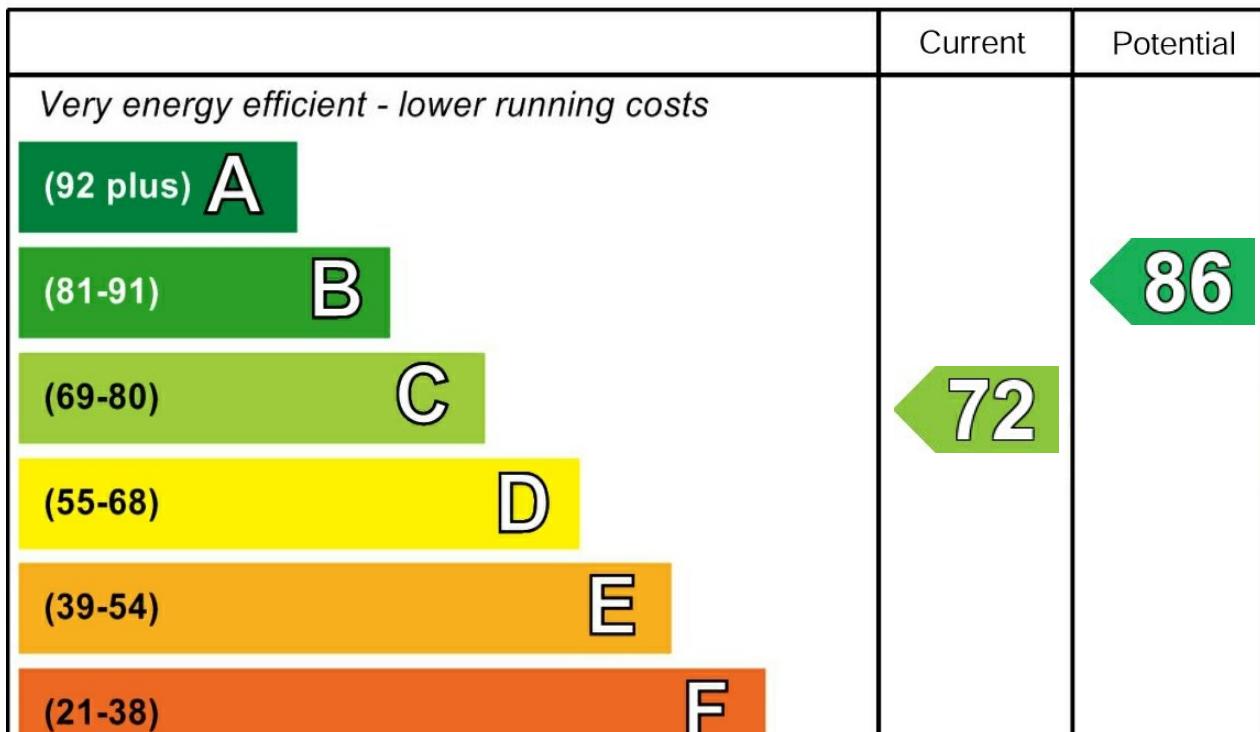
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## Energy Efficiency Rating



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