

RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

21 ROWLINGTON TERRACE ASHINGTON NORTHUMBERLAND NE63 0LZ



- IN NEED OF UPDATING
- ONE BEDROOM
- SUBJECT TO PROBATE
- EPC RATING D

- TERRACED BUNGALOW
- NO ONWARD CHAIN
- COUNCIL TAX BAND A
- WALKING DISTANCE TO AMENITIES

Price £70,000

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Rarely available, one bedroom bungalow with a long front garden, yard area to the rear. Situated on a terrace of bungalows south of the town centre convenient for local amenities. The bungalow is in need of upgrading and briefly comprises; sunroom, lobby, living room, kitchen with fitted units, bathroom/w.c., combi gas central heat, double glazing. Being sold with no ONWARD CHAIN. Within walking distance to the town centre with an abundance of shops and excellent transport links.

SUNROOM



LOUNGE

11'4 x 12'1 (3.45m x 3.68m)

Radiator, storage cupboard.



BEDROOM

8'6 x 12'1 (2.59m x 3.68m)

Double glazed window, radiator, wardrobes.



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KITCHEN

7'9 x 14'11 (2.36m x 4.55m)

Range of wall, base units with work tops, sink with drainer and mixer tap, plumbed for washing machine, oven, hob with extractor hood above, double glazed window.



REAR PORCH

BATHROOM

bath with shower over, low level wc, wash hand basin, radiator, upvc cladding to the walls.



EXTERNALLY

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FRONT GARDEN

larger garden with gated access to the street.



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

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

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.

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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.

VIEWING

BY APPOINTMENT WITH OUR ASHINGTON OFFICE (01670) 812145/ashington@rickard.uk.com. FILE NO 6492A



MORTGAGE

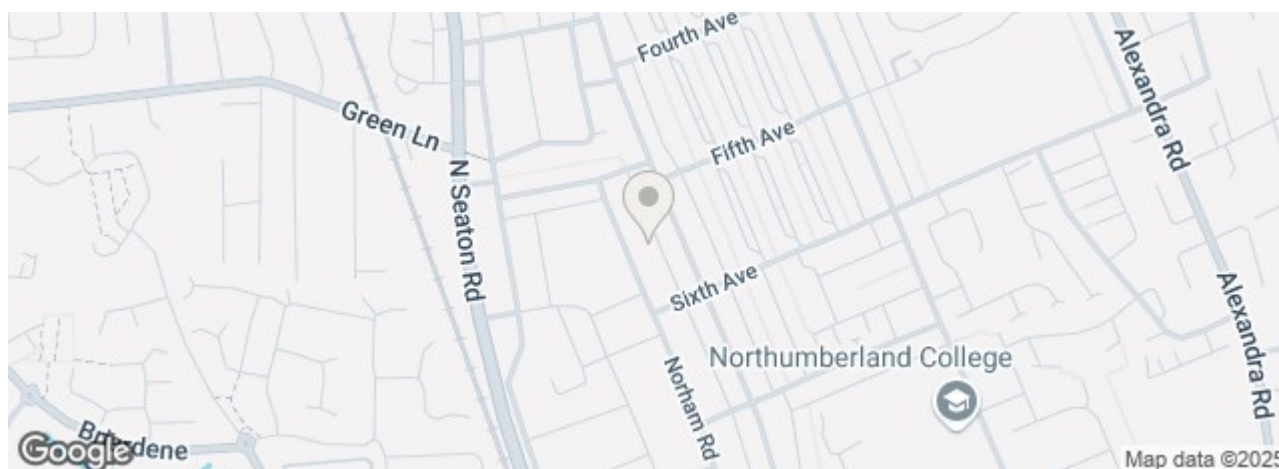
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		89
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		



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