

# RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

**33 WOODHORN VILLAS ASHINGTON NE63 9JF**



- THREE BEDROOMS
- NO UPPER CHAIN
- EPC C



- SEMI DETACHED
- IDEAL INVESTMENT
- COUNCIL TAX BAND A

**Price £85,000**

## 33 WOODHORN VILLAS ASHINGTON NE63 9JF

A delightful semi-detached house presenting an excellent opportunity for families and first-time buyers alike. The property boasts three well-proportioned bedrooms, providing ample space for relaxation and personalisation. Conveniently situated close to local amenities and transport links and would make an ideal family home /investment opportunity.

The property is being sold with no upper chain and Probate has been granted.

### GROUND FLOOR

#### HALLWAY

12'08" x 5'08" (3.86m x 1.73m)

Hallway leading to stairs and living room



#### LIVING ROOM

12'05 x 12'04" (3.78m x 3.76m)

Upvc double glazed window to front, radiator, parkray fire & tile surround.





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### DINING KITCHEN

15'06" x 10'08" (4.72m x 3.25m )

A spacious kitchen/diner. Kitchen area fitted with range of base units larder cupboard, hood, single drainer stainless steel sink unit, plumbing for automatic washer, Upvc double glazed window.



### REAR LOBBY WITH W.C. OFF

Double galzed door leading to undercover area leading to garden and storage sheds.



### FIRST FLOOR:

#### LANDING



## 33 WOODHORN VILLAS ASHINGTON NE63 9JF

### BEDROOM 1

10'11" x 10'11" (3.33m x 3.33m)

Radiator, Upvc double glazed window, storage cupboard.



### BEDROOM 2

10'01" x 10'07" (3.07m x 3.23m)

Radiator, Upvc double glazed window, storage cupboard with Baxi boiler.



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### BEDROOM 3

8'08" x 7'06" (2.64m x 2.29m)

Radiator, Upvc double glazed window, storage cupboard.



### BATHROOM

5' x 5'02" (1.52m x 1.57m)



### W.C.

5'02" x 2'05" (1.57m x 0.74m)



### OUTSIDE





# 33 WOODHORN VILLAS ASHINGTON NE63 9JF

## FRONT GARDEN AND DRIVEWAY

Paved patio, off road parking, double wrought iron gates.



## ENCLOSED MATURE GARDEN

Garden to the rear laid to lawn with conifers, outhouses.



## 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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# 33 WOODHORN VILLAS ASHINGTON NE63 9JF

## 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 Feb 2024)

Flood Risk - River and Sea - low

Planning Permission - There are no planning permissions for 33 Woodhorn Villas, Ashington

<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.

## 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

## VIEWING

BY APPOINTMENT WITH OUR ASHINGTON OFFICE (01670) 812145/[ashington@rickard.uk.com](mailto:ashington@rickard.uk.com)

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# MORTGAGE

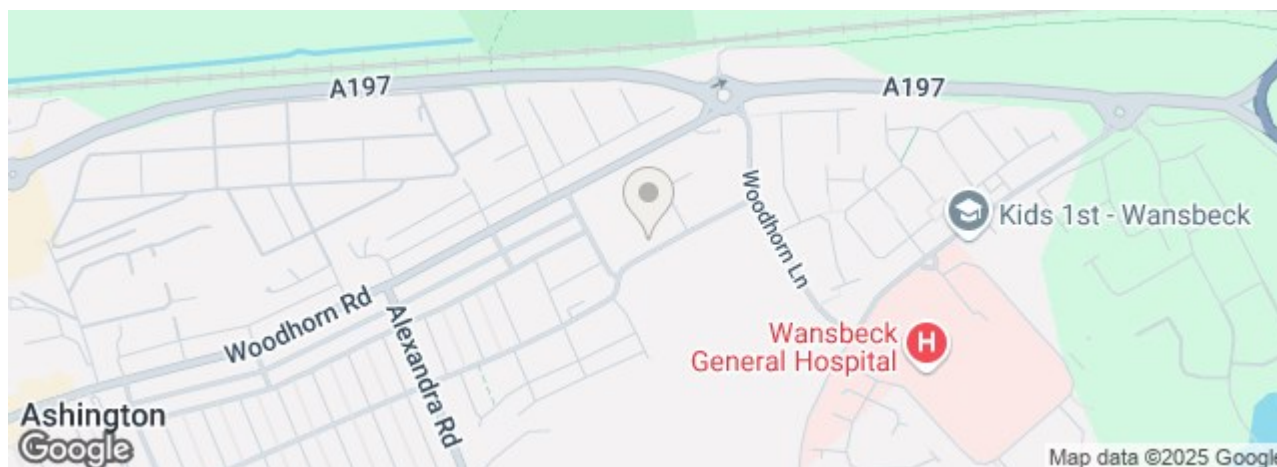
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## Energy Efficiency Rating

|   | Current   | Potential |
|---|-----------|-----------|
| Very energy efficient - lower running costs |           |           |
| (92 plus) <b>A</b>                          |           |           |
| (81-91) <b>B</b>                            |           | <b>85</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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