

# RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

90 NORTH SEATON ROAD ASHINGTON NORTHUMBERLAND NE63 0EG



- TWO BEDROOMS
- IDEAL INVESTMENT OPPORTUNITY
- COUNCIL TAX BAND A

- MID TERRACED HOUSE
- NO ONWARD CHAIN
- EPC RATING C

**Price £80,000**

# 90 NORTH SEATON ROAD ASHINGTON NORTHUMBERLAND NE63 0EG

We are pleased to offer this two bedroom mid terraced property, conveniently situated for all local amenities and good transport links, including the new Railway Line connecting to Newcastle City Centre. The house itself benefits from combi gas heating and double glazed windows and offers an ideal opportunity to the first time purchaser or investor. The property briefly comprises of: two reception rooms plus kitchen and to the first floor two double bedrooms plus bathroom with separate shower cubicle. Offered with no upper chain, immediate vacant possession is offered.

## GROUND FLOOR

Entered via a double glazed door.

## HALLWAY

12'10" x 3'01" (3.91m x 0.94m)



# 90 NORTH SEATON ROAD ASHINGTON NORTHUMBERLAND NE63 0EG

## DINING ROOM

13'11" x 11'11" (4.24m x 3.63m)

Double glazed patio doors leading into the yard and arch leading to lounge.



# 90 NORTH SEATON ROAD ASHINGTON NORTHUMBERLAND NE63 0EG

## LOUNGE

13'09" x 12' (4.19m x 3.66m)

Double glazed window, radiator.



# 90 NORTH SEATON ROAD ASHINGTON NORTHUMBERLAND NE63 0EG

## KITCHEN

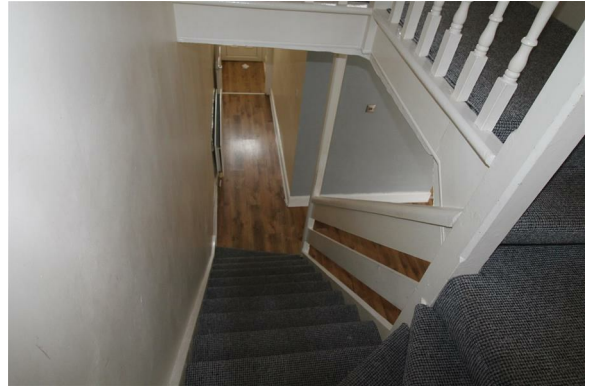
13'05" x 7'10" (4.09m x 2.39m)

With a range of wall and base units, sink with drainer and mixer tap, double glazed window, radiator.



# 90 NORTH SEATON ROAD ASHINGTON NORTHUMBERLAND NE63 0EG

## FIRST FLOOR LANDING



## BATHROOM

11'06" x 7'10" (3.51m x 2.39m)

Corner bath, separate shower cubicle, Low level wc, wash hand basin, radiator & heated towel rail, 2 x double glazed windows.



# 90 NORTH SEATON ROAD ASHINGTON NORTHUMBERLAND NE63 0EG

## MASTER BEDROOM

17'04" x 12' (5.28m x 3.66m)

Double glazed window, radiator.



## BEDROOM TWO

12'03" x 11' (3.73m x 3.35m)

Double glazed window, radiator, built in mirrored wardrobes.



## EXTERNALLY



# 90 NORTH SEATON ROAD ASHINGTON NORTHUMBERLAND NE63 0EG

## FRONT

Garden to the front with gated access to the street.



## REAR

Large yard to the rear with gated access to the rear lane.





# 90 NORTH SEATON ROAD ASHINGTON NORTHUMBERLAND NE63 0EG

## 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 March 2025)

Flood Risk - River and Sea - Low

Planning Permission - There are currently no planning permissions for 90 North Seaton Road, 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.

## 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

## 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.

## VIEWING

BY APPOINTMENT WITH OUR ASHINGTON OFFICE (01670) 812145/ashington@rickard.uk.com. FILE NO: 6508A

---

**MORTGAGE**

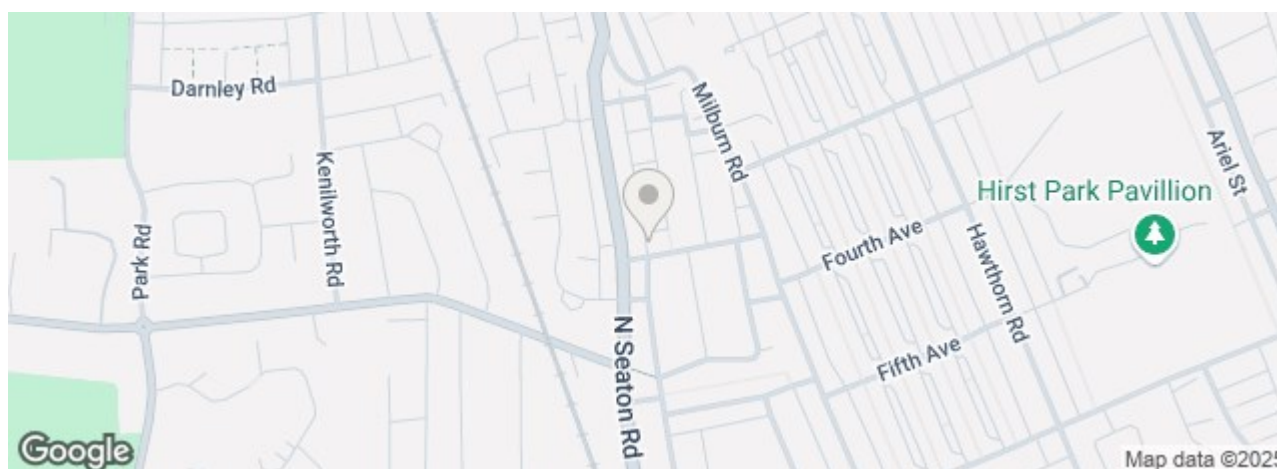
Why not make an appointment to speak to our **Independent** Mortgage Adviser?

PLEASE NOTE:

**Your home may be repossessed if you do not keep up repayments on your mortgage.**

# Energy Efficiency Rating

	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p><b>(92 plus) A</b></p> <p><b>(81-91) B</b></p> <p><b>(69-80) C</b></p> <p><b>(55-68) D</b></p> <p><b>(39-54) E</b></p> <p><b>(21-38) F</b></p>	<p><b>72</b></p>	<p><b>84</b></p>



17/18 Laburnum Terrace, Ashington NE63 0JA Tel: 01670 812145 Fax: 01670 522765 Email: ashington@rickard.uk.com  
 25 Newgate Street, Morpeth NE61 1AW Tel: 01670 513533 Fax: 01670 518398 Email: morpeth@rickard.uk.com  
 6 Havelock Street, Blyth NE24 1AB Tel: 01670 356613 Fax: 01670 369155 Email: blyth@rickard.uk.com

