

RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

41 OLYMPIA AVENUE GUIDEPOST NORTHUMBERLAND NE62 5DU



- 3 BEDROOMS
- NON TRADITIONAL CONSTRUCTION
- COUNCIL TAX BAND A
- COMBI GAS HEATING / UPVC D. GLAZING

- SEMI DETACHED HOUSE
- NO ONWARD CHAIN
- EPC E

Price £146,000

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We are pleased to bring to the market this delightful semi-detached house on Olympia Avenue with three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The two inviting reception rooms provide ample opportunity for relaxation and entertaining, making it easy to host friends and family.

The layout of the home is both practical and welcoming, ensuring that every corner is utilised effectively. The semi-detached nature of the property allows for a sense of privacy while still being part of a friendly community.

This property presents a wonderful opportunity for anyone seeking a comfortable home in a vibrant area. Whether you are a first-time buyer or looking to expand your property portfolio, this house is well worth an early inspection.

GROUND FLOOR

LOBBY

LOUNGE

19'02" x 12'9" (5.84m x 3.89m)

With 3 x Upvc double glazed windows to front and side elevation. hearth and electric fire, 2 x radiators.



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KITCHEN

12'02" x 9'05" (3.71m x 2.87m)

Fitted range of base, drawer and wall units with roll edge worktops, one and a half bowl single drainer sink, gas oven, gas hob and extractor hood, dish washer, tiling, door leading to the garage. 2 x double glazed windows, radiator.



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2ND RECEPTION ROOM / DINING ROOM

11'08" x 9'02" (3.56m x 2.79m)

Double glazed patio doors leading to the garden, radiator.



FIRST FLOOR

LANDING

7'02" x 7' (2.18m x 2.13m)

Spacious landing, fully boarded loft with lighting.

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MASTER BEDROOM

11'03" x 10'11" (3.43m x 3.33m)

Double built in mirrored wardrobe, 2 x radiators, 2 x Upvc double glazed windows



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BEDROOM TWO

11'11" x 10'04" (3.63m x 3.15m)

Built in storage cupboard, radiator, Upvc double glazed window.



BEDROOM THREE

8'03" x 7'10" (2.51m x 2.39m)

Radiator, Upvc double glazed window.



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BATHROOM

7'03" x 6'10" (2.21m x 2.08m)

White suite comprising bath, electric shower over the bath, pedestal wash basin and close coupled w.c , tiling to the walls, radiator, Upvc double glazed window.



EXTERNALLY



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FRONT

Attractively laid out front garden, mainly laid to lawn, sweeping around to the side elevation, Large block paved driveway to the garage., enough space to accommodate 3 cars.



GARAGE

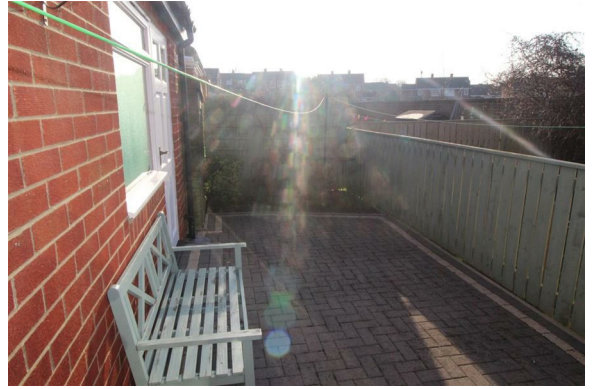
19'06" x 10'05" (5.94m x 3.18m)

Large garage with up and over door, window, door to back garden, integral door to kitchen.

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REAR

Mainly block paved, side access and shed.



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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 March 2025)

Flood Risk - River and Sea -

Planning Permission - There are currently ? planning permission for ?

<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.

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.

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 6509A

MORTGAGE

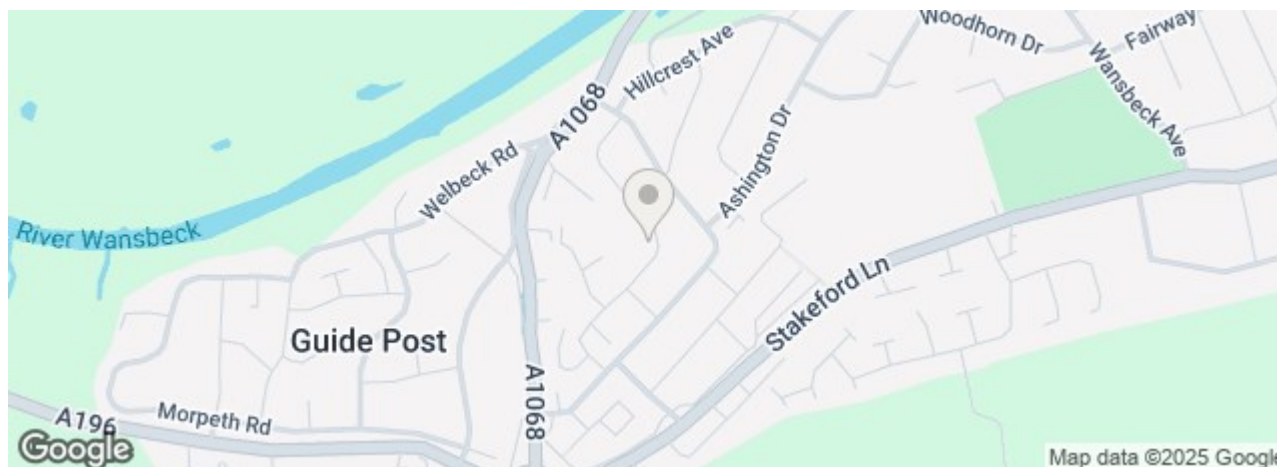
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D	53	
(39-54) E		
(21-38) F		



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