

# RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

**229 SYCAMORE STREET ASHINGTON NE63 0QA**



- TWO BEDROOMS
- NO ONWARD CAHIN
- COUNCIL TAX BAND A

- MID TERRACE HOUSE
- IDEAL INVESTMENT
- EPC RATING D

**Price £55,000**

## 229 SYCAMORE STREET ASHINGTON NE63 0QA

Situated on Sycamore Street in Ashington, this mid-terrace house presents an excellent opportunity for both first-time buyers and those seeking a rental. The property boasts two bedrooms, providing ample space for relaxation and rest. The inviting reception room serves as a perfect gathering space, ideal for entertaining guests or enjoying quiet evenings at home.

The house features a conveniently located bathroom. One of the standout attributes of this property is its prime location; it is within walking distance to local shops, making daily errands a breeze. Additionally, the close proximity to transportation links enhances accessibility, allowing for easy commutes to nearby areas.

With no onward chain, this property is ready for you to move in without delay. Whether you are looking to invest in your first home or seeking a place to settle down, this terraced house on Sycamore Street is a good choice.

### GROUND FLOOR

#### LOBBY

Double glazed door, radiator.



#### LOUNGE

16'9 x 18'11 (5.11m x 5.77m)

Double glazed window, radiator, fire surround with a pebble effect electric fire, double door leading through to the kitchen.





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### KITCHEN

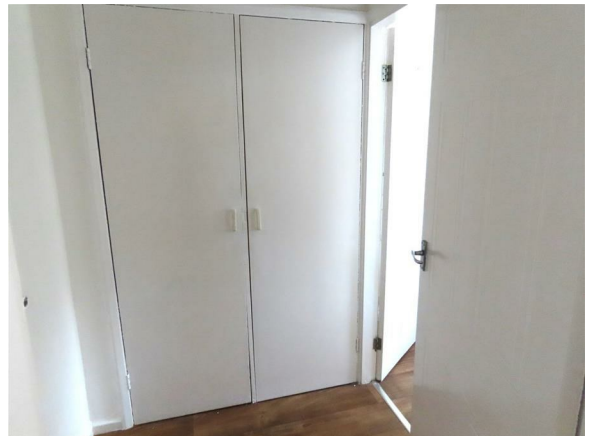
11'10 x 10'11 (3.61m x 3.33m)

Two double glazed windows, radiator, range of wall and base units with work tops, sink with drainer and mixer tap, oven with built in gas hob, tiled splash back, double glazed door leading out to the rear.



### INNER LOBBY

Double storage cupboard one housing the combi boiler.



### BATHROOM

Double glazed window, radiator, bath with shower over, low level wc, wash hand basin.



### FIRST FLOOR LANDING

Double glazed window.

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### MASTER BEDROOM

10'3 x 15'11 (3.12m x 4.85m)

Double glazed window, radiator.



### BEDROOM TWO

13'6 x 8'7 narrowing to 5'2 (4.11m x 2.62m narrowing to 1.57m)

Double glazed window, radiator, storage cupboard.



### EXTERNALLY



# 229 SYCAMORE STREET ASHINGTON NE63 0QA

## FRONT

Enclosed garden to the front with gated access to the street.



## 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.

## 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: 6533A



## MORTGAGE

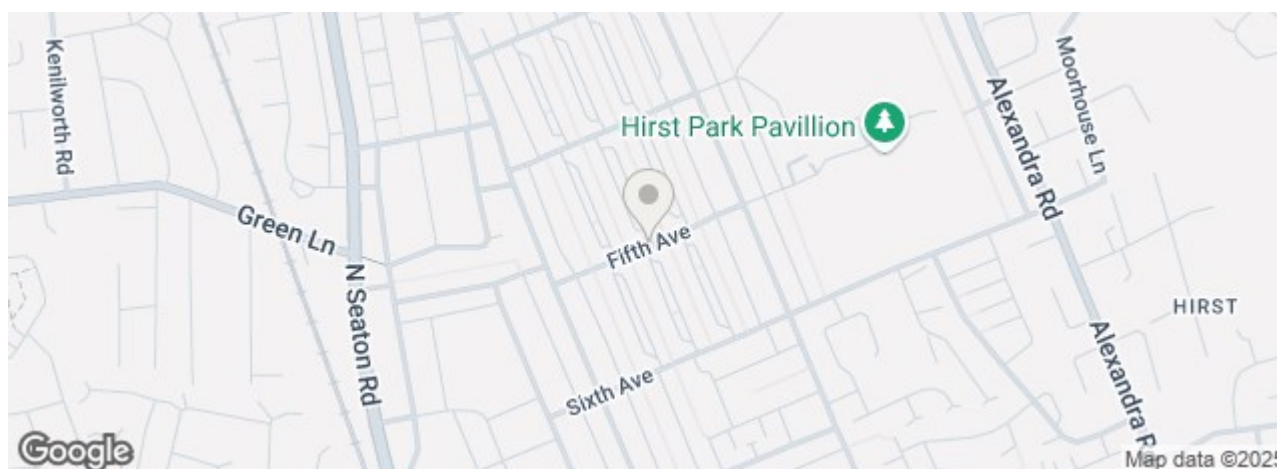
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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>	<b>66</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		



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