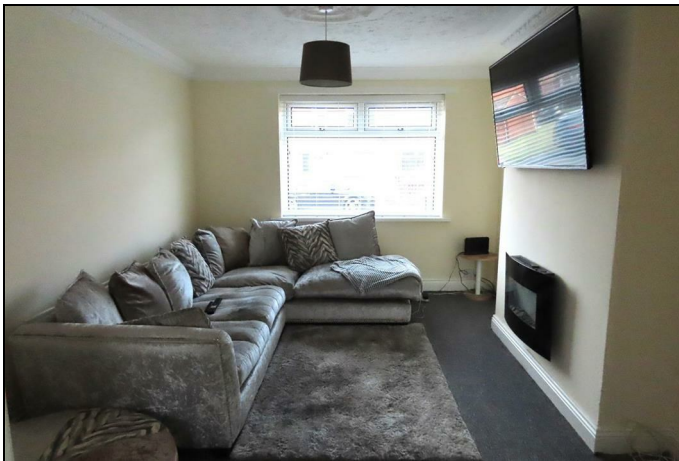


# RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

**56 COUPLAND ROAD ASHINGTON NORTHUMBERLAND NE63 8DW**



- THREE BEDROOMS
- SPACIOUS FAMILY HOME
- COUNCIL TAX BAND A



- END TERRACE HOUSE
- EPC RATING TBC
- NO ONWARD CHAIN

**Price £110,000**

# 56 COUPLAND ROAD ASHINGTON NORTHUMBERLAND NE63 8DW

Nestled on Coupland Road in the town of Ashington, this delightful end-terrace house presents an excellent opportunity for both first-time buyers and families alike. Boasting two well-proportioned bedrooms, this property offers ample space for comfortable living.

The heart of the home is undoubtedly the inviting kitchen diner, which provides a perfect setting for family meals and entertaining guests. The layout is practical and functional, ensuring that daily life flows seamlessly from one area to the next.

One of the standout features of this property is the absence of an onward chain, allowing for a smooth and efficient purchase process. This is particularly advantageous for those looking to move in without delay.

Additionally, the location is desirable, being conveniently close to the new train line to Newcastle. This offers excellent transport links for commuters and those wishing to explore the vibrant city life.

In summary, this end-terrace house on Coupland Road is a fantastic opportunity to secure a lovely home in a well-connected area. With its spacious bedrooms, inviting kitchen diner, and the benefit of no onward chain, it is sure to attract considerable interest. Do not miss the chance to make this property your own.

## GROUND FLOOR

### HALL

Entered via a double glazed door with two double glazed panelled windows to either side, radiator, understair storage cupboard, laminate flooring.



### KITCHEN DINER

10'7 x 17'3 (3.23m x 5.26m)

Two double glazed windows, radiator, range of wall, base and drawer units with work tops, integrated oven, four ring gas hob, sink with mixer tap and drainer, storage cupboard, wall mounted Baxi boiler, door to the garden.





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## LOUNGE

13'4 x 10'11 (4.06m x 3.33m)

Double glazed window, radiator, coved ceiling, ceiling rose, wall mounted electric fire.



## FIRST FLOOR

### LANDING

Double glazed window, storage cupboard, access to the loft.



## MASTER BEDROOM

10'4 x 14'2 (3.15m x 4.32m)

Two double glazed windows, radiator, storage cupboard.



## 56 COUPLAND ROAD ASHINGTON NORTHUMBERLAND NE63 8DW

### BEDROOM TWO

9'2" x 12' (2.79m x 3.66m)

Double glazed window, radiator, laminate flooring.



# 56 COUPLAND ROAD ASHINGTON NORTHUMBERLAND NE63 8DW

## BATHROOM

Two double glazed windows, heated towel rail, tiled walls, bath with shower over, low level wc, wash hand basin, laminate flooring.



## EXTERNALLY

### FRONT

Double drive.



### REAR

Enclosed gravelled garden, outhouses.



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## 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

## 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. 6535a

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# Energy Efficiency Rating

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



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