

# RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

16 COLWELL ROAD ASHINGTON NE63 0TT



- THREE BEDROOMS
- GARAGE/DRIVE
- COUNCIL TAX BAND B

- SEMI DETACHED HOUSE
- NO ONWARD CHAIN
- EPC RATING TBC

**Price £129,950**

# 16 COLWELL ROAD ASHINGTON NE63 0TT

Nestled on the charming Colwell Road in Ashington, this semi-detached house presents an excellent opportunity for first-time buyers or families seeking a comfortable and inviting home. Boasting three well-proportioned bedrooms, this property offers ample space for relaxation and personalisation.

Upon entering, you will find two spacious reception rooms that provide a versatile layout, perfect for entertaining guests or enjoying quiet family evenings. The natural light that floods these areas creates a warm and welcoming atmosphere throughout the home.

Situated with easy access to the A189, commuting to nearby towns and cities is a breeze, making this location ideal for those who work outside of Ashington. The absence of an onward chain further simplifies the buying process, allowing for a smoother transition into your new home.

In summary, this semi-detached house on Colwell Road is a fantastic opportunity for anyone looking to establish roots in a friendly community. With its generous living space, convenient location, and potential to become a cherished family home, this property is not to be missed.

## GROUND FLOOR

### ENTRANCE HALL

Radiator, storage cupboard, coving.



### LOUNGE

11'2 x 17'6 (3.40m x 5.33m)

Larger style double glazed window, radiator, coving, fire surround with fire.



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## DINING ROOM

10'9 x 8'7 (3.28m x 2.62m)

Double glazed window, radiator, coving.



## KITCHEN

10'6 x 8'9 (3.20m x 2.67m)

Double glazed window, base units with work tops, sink with drainer and mixer tap, radiator, plumbed for washing machine, door to the utility.



## UTILITY ROOM

9' x 8'8 (2.74m x 2.64m)

Window, double glazed door, radiator, storage cupboard, door to the garage.



## FIRST FLOOR

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## LANDING

Double glazed window.



## BATHROOM

Bath, wash hand basin, radiator, double glazed window.



## SEPARATE WC

Low level wc, double glazed window.



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## BEDROOM ONE

10'7 x 14'2 (3.23m x 4.32m)

Double glazed window, radiator, wardrobes.



## BEDROOM TWO

10'2 x 11'6 (3.10m x 3.51m)

Double glazed window, radiator.



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## BEDROOM THREE

11'5 x 7'5 (3.48m x 2.26m)

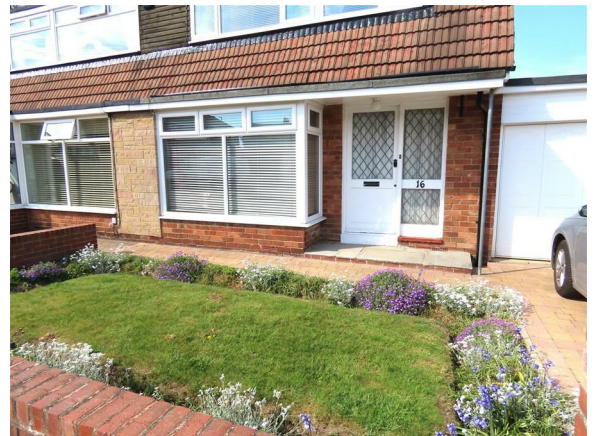
Double glazed window, radiator.



## EXTERNALLY

### FRONT

Garden to the front which is lawned with flower beds.



## DRIVE AND GARAGE

Drive providing off street parking leading to the garage with up and over door.



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## REAR

Enclosed garden to the rear laid to lawn.



## 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.

## 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 6537A

## MORTGAGE

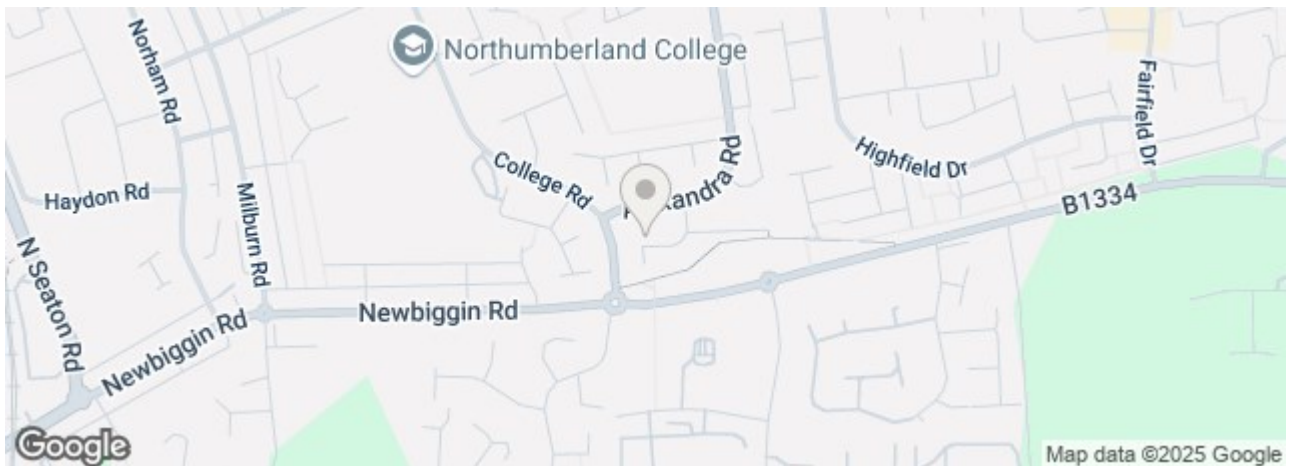
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# Energy Efficiency Rating

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



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