

# RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

**29 MORVEN TERRACE ASHINGTON NORTHUMBERLAND NE63 8HN**



- TWO DOUBLE BEDROOMS
- NO ONWARD CHAIN
- EPC RATING D

- MID TERRACE HOUSE
- WALKING DISTANCE TO TRAIN LINE
- COUNCIL TAX BAND A

**Price £80,000**

## 29 MORVEN TERRACE ASHINGTON NORTHUMBERLAND NE63 8HN

Nestled on Morven Terrace, Ashington, this delightful terraced house. Spanning an impressive 969 square feet, the property features two spacious double bedrooms, making it an ideal choice for couples, small families, or those seeking a comfortable home office space.

Upon entering, you are welcomed by two inviting reception rooms that provide ample space for relaxation and entertaining. The modern kitchen has a built in oven and hob. The property also boasts a contemporary bathrooms, adding convenience to daily routines.

One of the standout features of this home is its no onward chain status, allowing for a smooth and hassle-free purchase process. Additionally, the property is conveniently located within walking distance to the train line, making commuting and travel exceptionally easy to Newcastle Central Station.

### GROUND FLOOR

#### LOBBY

Entered via a double glazed door, storage cupboard.

#### LOUNGE

14'7 x 16'1 (4.45m x 4.90m)

Double glazed window, radiator.





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## DINING ROOM

10'9 x 15'3 (3.28m x 4.65m)

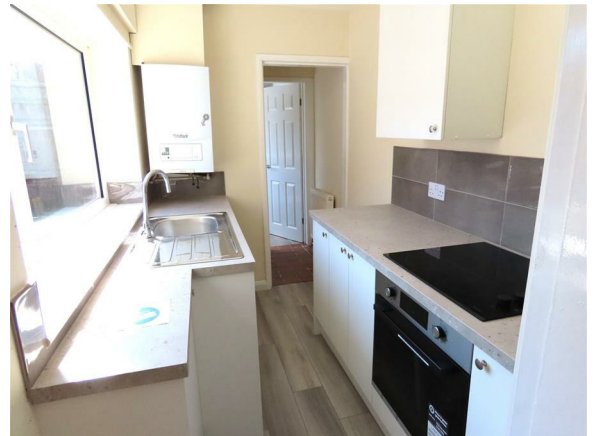
Double glazed window, radiator.



## KITCHEN

9'10 x 5'6 (3.00m x 1.68m)

Double glazed window, range of units with complimenting work tops, built in oven and hob, sink with drainer and mixer tap, wall hung combi boiler.



## REAR LOBBY

Tiled floor, radiator.

## 29 MORVEN TERRACE ASHINGTON NORTHUMBERLAND NE63 8HN

### BATHROOM

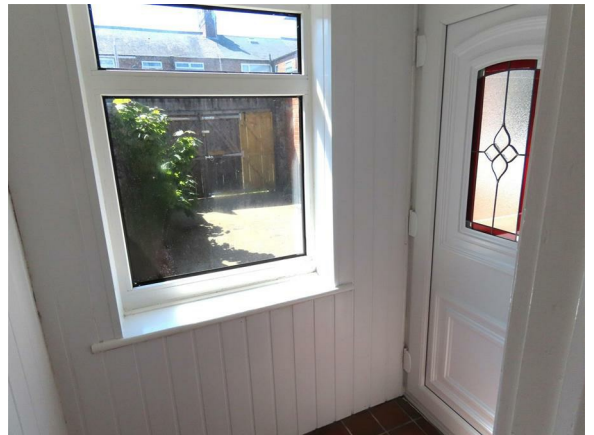
5'2 x 8'1 (1.57m x 2.46m)

Double glazed window, radiator, bath with shower over and shower screen, wash hand basin, low level wc, modern tiled walls, laminate flooring.



### REAR PORCH

Double glazed door leading to the yard.



### FIRST FLOOR LANDING

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## MASTER BEDROOM

8'2 x 17'11 (2.49m x 5.46m)

Double glazed window, radiator.



## BEDROOM TWO

12'1 x 8'2 (3.68m x 2.49m)

Double glazed window, radiator.



## EXTERNALLY

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# 29 MORVEN TERRACE ASHINGTON NORTHUMBERLAND NE63 8HN

## FRONT

Garden to the front with gated access to the street.



## REAR

Enclosed yard with double gates.



## 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.

# 29 MORVEN TERRACE ASHINGTON NORTHUMBERLAND NE63 8HN

## 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. FILE NO 6539A

## MORTGAGE

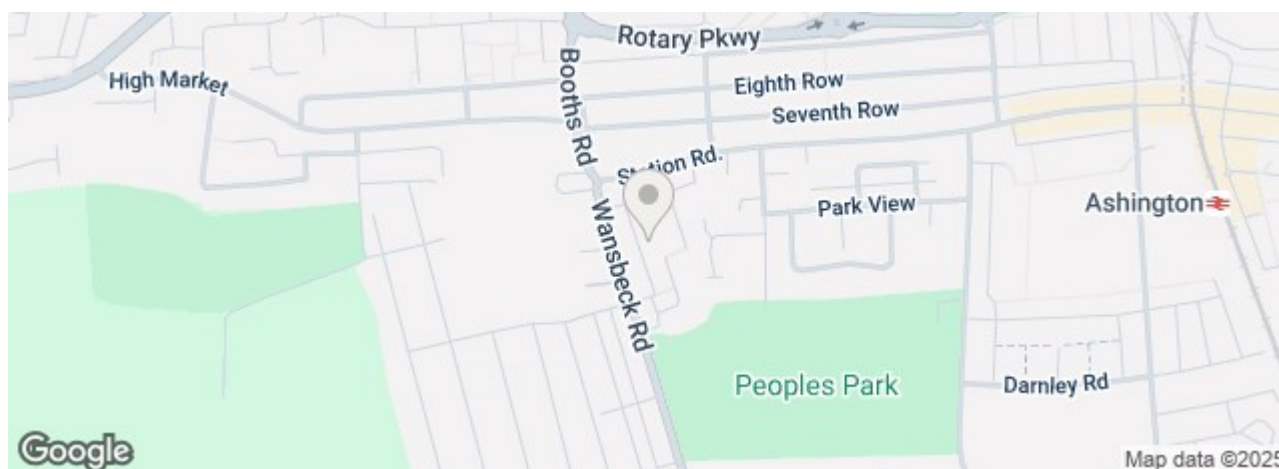
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# Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>88</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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