

# RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

**12 KATHERINE STREET ASHINGTON NORTHUMBERLAND NE63 9DJ**



- TWO DOUBLE BEDROOMS
- MODERN FITTED KITCHEN
- COUNCIL TAX BAND A

- SPACIOUS LOUNGE AND DINING ROOM
- EPC RATING D
- WALKING DISTANCE TO THE TOWN CENTRE

**Price £74,950**

# 12 KATHERINE STREET ASHINGTON NORTHUMBERLAND NE63 9DJ

Nestled on Katherine Street in the town of Ashington, this terraced house offers a perfect blend of comfort and convenience. With two spacious double bedrooms, this property is ideal for small families, couples, or individuals seeking extra space. The house features two inviting reception rooms, providing ample room for relaxation and entertaining guests.

The modern kitchen is well-equipped, making meal preparation a pleasure. Its contemporary design ensures that it meets the needs of today's lifestyle while maintaining a warm and welcoming atmosphere.

One of the standout features of this property is its prime location. Situated within walking distance to the town centre, residents can easily access a variety of shops, cafes, and local amenities. Additionally, the excellent transportation links make commuting a breeze, connecting you to nearby areas and beyond.

This terraced house on Katherine Street is not just a home; it is a lifestyle choice that offers both comfort and accessibility. Whether you are looking to settle down or invest, this property presents a wonderful opportunity. Don't miss the chance to make this charming house your new home.

## GROUND FLOOR

### LOBBY

Entered via a double glazed door.

### LOUNGE

12'7 x 14'3 (3.84m x 4.34m)

Spacious lounge with a double glazed window, radiator, modern fire surround with an electric fire inset, double doors leading to;





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## DINING ROOM

14'9 x 15'5 (4.50m x 4.70m)

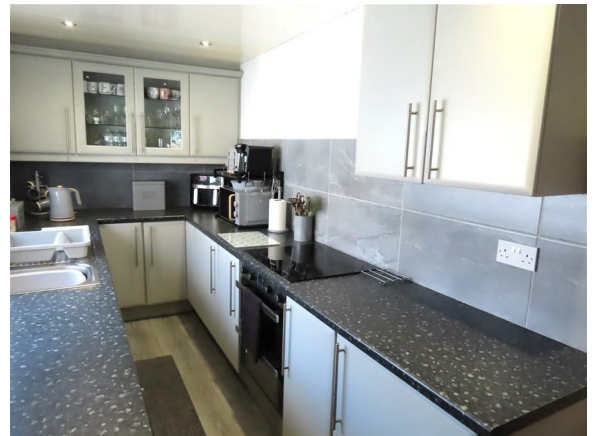
Spacious dining room with a double glazed window, two radiators, storage cupboard.



## MODERN KITCHEN

14'6 x 6' (4.42m x 1.83m)

Double glazed window, radiator, good range of wall, base and drawer units with complimenting work tops, integrated under bench fridge and freezer, integrated washing machine, sink with drainer and mixer tap, built in oven and hob, modern tiled splash back, upvc cladding with downlights.



## FIRST FLOOR

### LANDING

Access to the boarded loft via pull down ladders, lighting.



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## BEDROOM ONE

12'3 x 13'3 (3.73m x 4.04m)

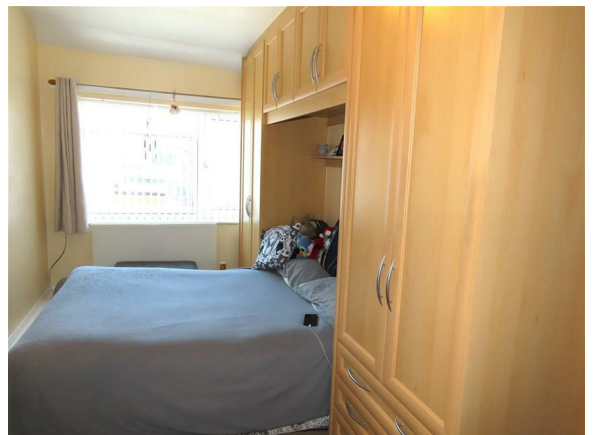
Double glazed window, radiator, fitted wardrobes.



## BEDROOM TWO

8' x 15'3 (2.44m x 4.65m)

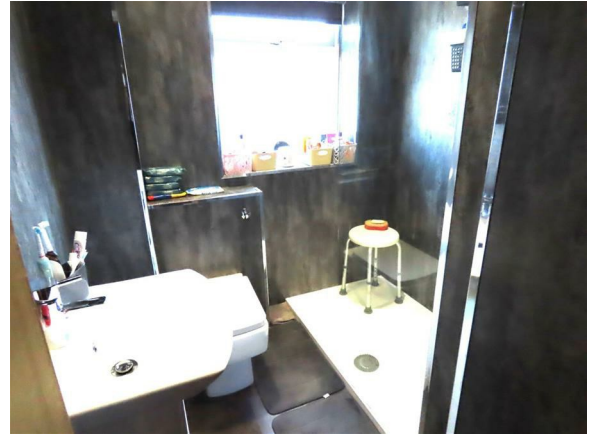
Double glazed window, radiator, fitted wardrobes and additional over bed storage.



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## SHOWER ROOM

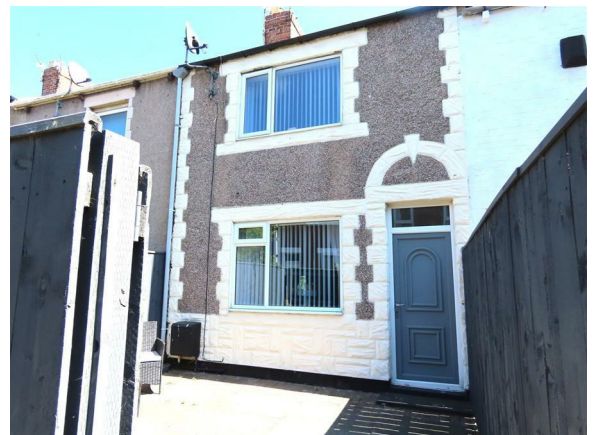
Walk in double shower cubicle, low level wc, wash hand basin set in a vanity unit, heated chrome towel rail, double glazed window, modern upvc cladding to the walls, upvc cladding to the ceiling.



## EXTERNALLY

### FRONT

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





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## REAR

yard to the rear with double gates providing off street parking, outside water tap.



## 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 file no: 6542a

## MORTGAGE

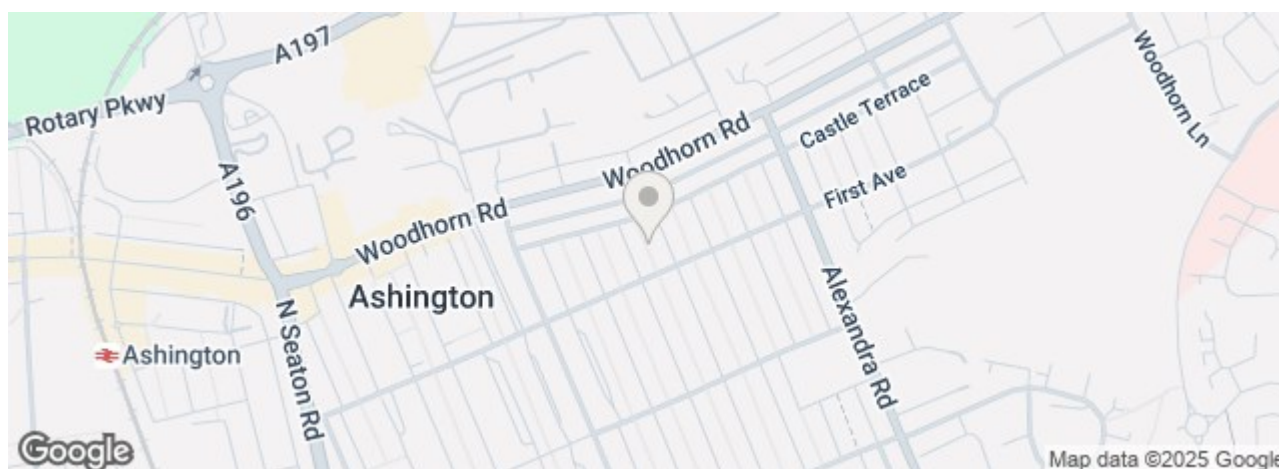
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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>64</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		



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