

# RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

**102 SWEETHOPE AVENUE ASHINGTON NE63 9PW**



- SIX BEDROOMS
- WRAP AROUND GARDENS
- EPC RATING C



- SPACIOUS DETACHED HOUSE
- NO ONWARD CHAIN
- COUNCIL TAX BAND B

**Price £280,000**

# 102 SWEETHOPE AVENUE ASHINGTON NE63 9PW

Nestled on Sweethope Avenue in Ashington, this spacious detached house. Built in 1950, the property has been thoughtfully designed to accommodate the needs of either a investor or growing family.

Spanning an impressive 2,357 square feet, this home boasts six well-proportioned bedrooms, providing ample space. The large lounge serves as the heart of the house. With four bathrooms.

The property also features parking for two vehicles, adding to the convenience. One of the standout features of this home is that it comes with no upper chain, allowing a straight forward purchasing process.

Whether you are looking for a family home or a property with POTENTIAL INVESTMENT OPPORTUNITIES, this detached house on Sweethope Avenue with its spacious layout could be for you.

## GROUND FLOOR

### HALL

Entered via a double glazed door, radiator, storage cupboard.



### RECEPTION ROOM

13'4 x 11'5 (4.06m x 3.48m)

Double glazed window, radiator, storage cupboard, laminate flooring.

### BREAKFASTING KITCHEN

13'11 x 22'11 (4.24m x 6.99m)

Range of wall, base and drawer units with work tops, double oven, gas hob with double extractor hood above, laminate flooring, two double glazed windows.



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## UTILITY ROOM

8'8 x 8'10 (2.64m x 2.69m)

Storage cupboard, sink with drainer and mixer tap.



## LOUNGE

22'7 x 23'11 (6.88m x 7.29m)

Three double glazed windows, two radiators, laminate flooring, double glazed French doors.



## BEDROOM SIX

10'1 x 11'4 (3.07m x 3.45m)

Double glazed window, radiator, laminate flooring.



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## EN-SUITE

Double glazed window, laminate flooring, low level wc, wash hand basin, shower.



## DOWNSTAIRS WC

Low level wc, wash hand basin, storage cupboard, laminate flooring.

## FIRST FLOOR

## LANDING

Storage cupboard, fire door to external stairs.

## SHOWER ROOM

Shower, low level wc, wash hand basin, radiator, double glazed window.



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## BEDROOM ONE

9'1 x 10' (2.77m x 3.05m)

Double glazed window, radiator, laminate flooring, wash hand basin, storage cupboard.



## BEDROOM TWO

10'5 x 10'1 (3.18m x 3.07m)

Double glazed window, radiator, laminate flooring, wash hand basin, storage cupboard.



## BEDROOM THREE

9'11 x 10' (3.02m x 3.05m)

Double glazed window, radiator, laminate flooring, wash hand basin, storage cupboard.



## BEDROOM FOUR

10'4 x 10'8 (3.15m x 3.25m)

Double glazed window, radiator, laminate flooring, wash hand basin, storage cupboard.



## BEDROOM FIVE

10'5 x 10'9 (3.18m x 3.28m)

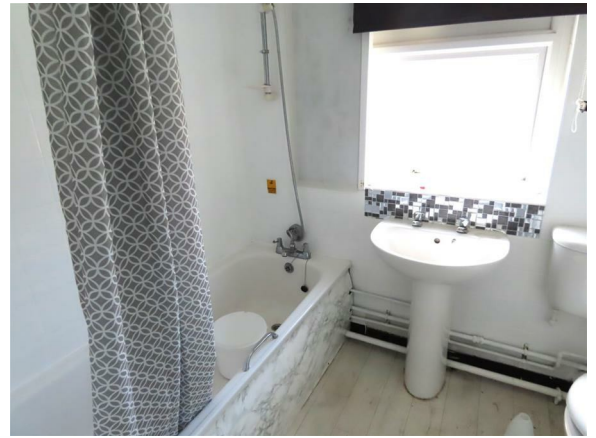
Double glazed window, radiator, laminate flooring, wash hand basin, storage cupboard.



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## BATHROOM

Bath with shower over, low level wc, wash hand basin, low level wc, double glazed window, splash tiled back.



## SHOWER ROOM

10'10 x 10'1 (3.30m x 3.07m)

Double glazed window, radiator, laminate flooring, wash hand basin, low level wc, shower.



## SHOWER ROOM

10'1 x 10'10 (3.07m x 3.30m)

Two double glazed window, radiator, laminate flooring, wash hand basin, low level wc, shower.

## EXTERNALLY

### FRONT

Garden to the front.



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## DRIVE/GARAGE

Drive and single garage.



## REAR

Lawn garden to the rear with paved patio area.



## 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.

McKenzie Financial Services Ltd 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.



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## 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: 6547A



## MORTGAGE

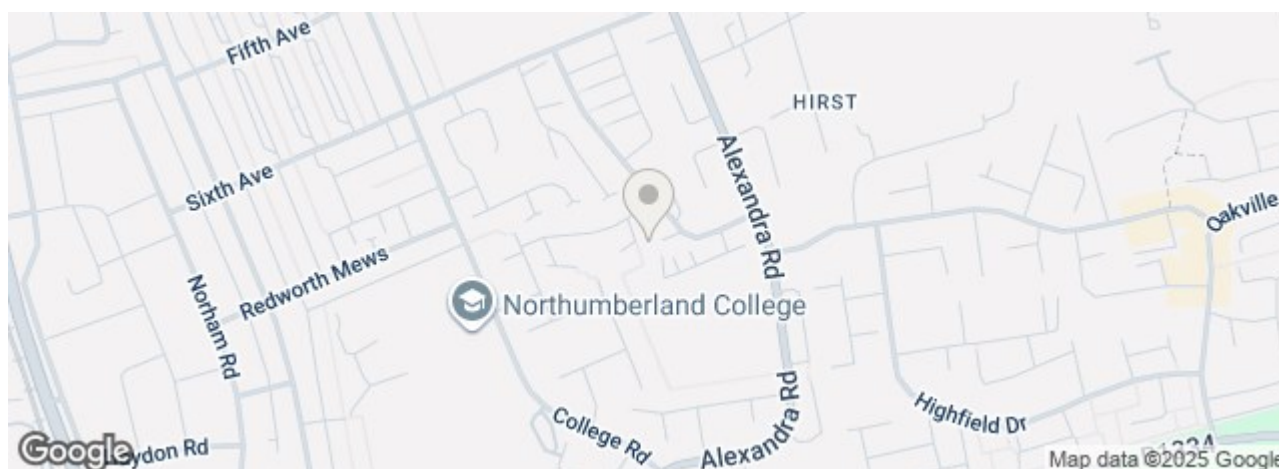
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# Energy Efficiency Rating

|                                             | Current | Potential |
|---------------------------------------------|---------|-----------|
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            | 70      | 79        |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |



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