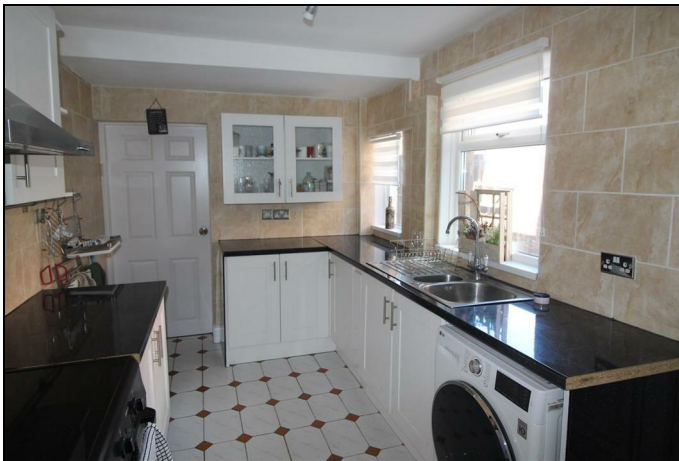


RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

39 BOLSOVER STREET ASHINGTON NORTHUMBERLAND NE63 0HA



- LARGE TERRACED HOUSE
- IDEAL FIRST TIME PURCHASE
- EPC RATING D

- TWO BEDROOMS
- LARGE GARDEN
- COUNCIL TAX BAND A

Price £115,000

39 BOLSOVER STREET ASHINGTON NORTHUMBERLAND NE63 0HA

We are pleased to offer this spacious mid terrace situated in Bolsover Street in the town of Ashington, this well-presented terraced house offers a delightful living experience with two generously sized bedrooms, and two good size reception rooms. This property is perfect for small families, couples, or individuals seeking extra space. Situated in a popular location close to all local amenities and within easy reach of the new Train Station giving easy commute to Newcastle City Centre. We strongly recommend an early viewing of this spacious property, book an appointment today.

GROUND FLOOR

LOBBY

Entered via a double glazed door, tiled floor.

HALLWAY

13'01" x 3'02" (3.99m x 0.97m)



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LOUNGE

13'10" x 12'10" (4.22m x 3.91m)

Double glazed windows, radiator, cornicing, electric coal effect fire with marble hearth.



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DINING ROOM

15'03" x 11'01" (4.65m x 3.38m)

Double glazed window, radiator, storage cupboard/pantry, Dimplex electric coal effect fire with stone effect surround & hearth, wood flooring.



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KITCHEN

12'10" x 7'10" (3.91m x 2.39m)

Fitted range of base, drawer and wall units with roll edge worktops, tall unit, one and a half bowl single drainer stainless steel sink unit, extractor hood, tiling, plumbed for a washing machine, door leading to the bathroom and double glazed door to the rear yard.

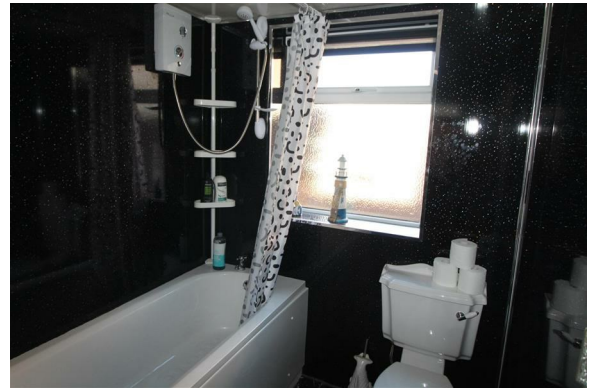


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BATHROOM

7'05" x 5'09" (2.26m x 1.75m)

White suite comprising bath, pedestal wash basin and close coupled w.c set in a vanity, modern tiling to the floor and panelling to the walls , towel rail radiator, Upvc double glazed window.



FIRST FLOOR LANDING



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MASTER BEDROOM

16'05" x 13'01" (5.00m x 3.99m)

Double glazed window, radiator, storage cupboard.



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BEDROOM TWO

16'05" x 11'04" (5.00m x 3.45m)

Double glazed window, radiator, storage cupboard.



EXTERNALLY



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FRONT

Enclosed garden which is laid to lawn, gated access to the street, portion of garden facing the street, ideal to convert to hard standing for 2 cars.



REAR

Up and over garage door/carport, yard with off street parking.



ADDITIONAL IMAGE



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

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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.

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.

MATERIAL INFORMATION ASHINGTON

Material information is no substitute for professional advice, and consumers should be aware that the information collected may not accurately reflect the full extent of the property condition which would be covered through a home survey.

Efforts have been made to ascertain as much information as possible with regards to material information but this information is not exhaustive and cannot be fully relied upon, purchasers will need to seek further clarification from their legal advisor.

Electricity Supply - Mains

Water Supply - Mains

Sewerage Supply - Mains

Heating - Mains GCH

Broadband - Available - Including Ultrafast broadband. (Ofcom Broadband checker March 2025)

Flood Risk - River and Sea -

Planning Permission - There are currently ? planning permission for ?

<https://publicaccess.northumberland.gov.uk/online-applications/simpleSearchResults.do?action=firstPage>

Coalfield & Mining Areas - The Coal Authority indicate that this property is located on coalfield. Your legal advisor will be able to advise you of any implications of this.

There has been no failed transactions on the property, please contact us should you wish further information.

MORTGAGE

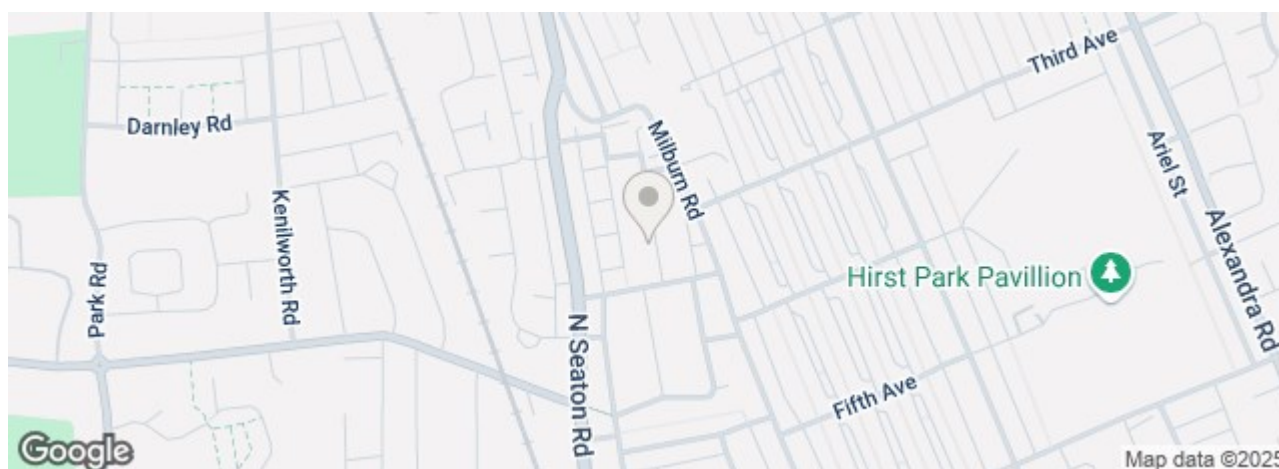
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	62	
(39-54) E		
(21-38) F		



17/18 Laburnum Terrace, Ashington NE63 0JA Tel: 01670 812145 Fax: 01670 522765 Email: ashington@rickard.uk.com
25 Newgate Street, Morpeth NE61 1AW Tel: 01670 513533 Fax: 01670 518398 Email: morpeth@rickard.uk.com
6 Havelock Street, Blyth NE24 1AB Tel: 01670 356613 Fax: 01670 369155 Email: blyth@rickard.uk.com