

RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

59 ROWLINGTON TERRACE ASHINGTON NE63 0LY



- MID TERRACE
- LOVELY FAMILY HOME
- EPC C

- TWO BEDROOMS
- LARGE FRONT GARDEN
- COUNCIL TAX BAND A

Price £119,950

59 ROWLINGTON TERRACE ASHINGTON NE63 0LY

Situated on Rowlington Terrace, Ashington, this delightful terraced house offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals seeking a cosy home.

As you step inside, you will be greeted by a warm and inviting atmosphere, enhanced by natural light that flows through the living spaces. The layout is thoughtfully designed to maximise space, providing a functional yet stylish environment for everyday living. The bedrooms are spacious enough to accommodate your personal belongings while offering a peaceful retreat at the end of the day.

The location of this property is particularly appealing, as it is situated in a friendly neighbourhood with easy access to local amenities, schools, and parks. Residents can enjoy the benefits of community living while being just a short distance from the town centre and the train station.

This terraced house presents an excellent opportunity for those looking to establish themselves in a welcoming area. This home is sure to meet your needs. With its charming character and convenient location, Rowlington Terrace is a place where you can truly feel at home. Don't miss the chance to make this lovely property your own.

GROUND FLOOR

ENTRANCE HALLWAY

with one radiator.

SPACIOUS LIVINGROOM

15'9" x 15'11" (4.80m x 4.85m)

DG bay window. one radiator. Built-in under-stair cupboard,



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KITCHEN

9'2" x 7'11" (2.79m x 2.41m)

Double glazed window, radiator, wide range of wall, base and drawer units with work tops, built in electric oven & hob with extractor fan, sink with drainer and mixer tap, radiator, tiled flooring, tiled walls, double glazed door to the rear, door to bathroom.



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BATHROOM

Double glazed window, shower bath with shower over, low level wc, round wash hand basin, heated towel rail, tiled walls.



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FIRST FLOOR



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BEDROOM ONE

9'2" x 15'11" (2.79m x 4.85m)

with one radiator.



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BEDROOM TWO

8'8" x 12'6" (maximum measurement) (2.64m x 3.81m (maximum measurement))

One radiator, dg window.



OUTSIDE ACCOMMODATION

YARD TO REAR



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GOOD SIZED LAWNED GARDEN TO FRONT



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 June 2025)

Flood Risk - River and Sea - LOW

Planning Permission - There are currently NO planning permission for 59 Rowlington Terrace, Aslington.

<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.

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.

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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VIEWING

BY APPOINTMENT WITH OUR ASHINGTON OFFICE (01670) 812145/ashington@rickard.uk.com - 6560A

FILE NUMBER

PLEASE QUOTE REFERENCE NO: 6560A

MORTGAGE

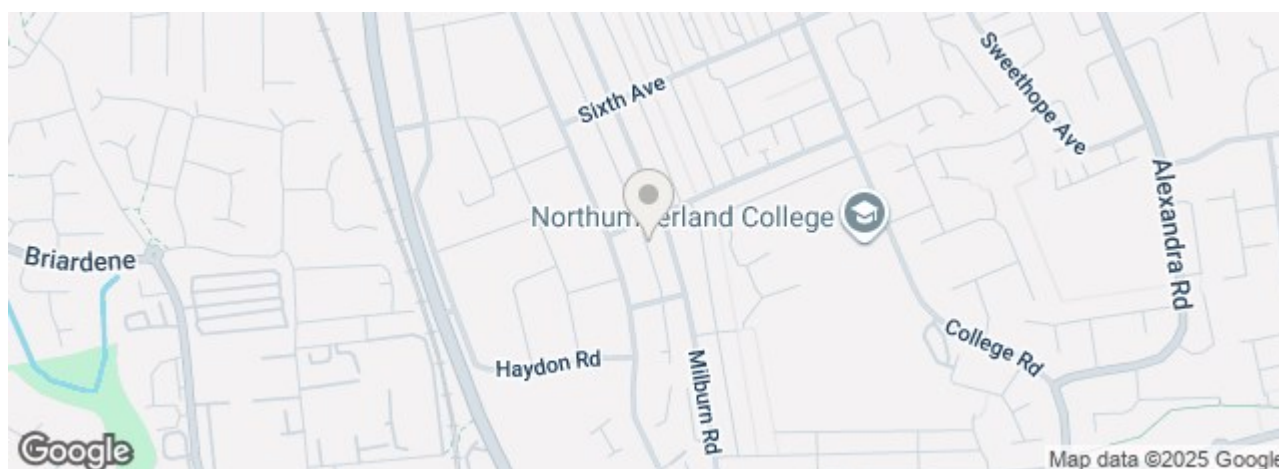
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	77
(55-68) D		
(39-54) E		
(21-38) F		



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