

RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

25 WOODHORN VILLAS ASHINGTON NORTHUMBERLAND NE63 9JF



- THREE BEDROOMS
- NO ONWARD CHAIN
- COUNCIL TAX BAND A

- SEMI DETACHED
- IDEAL FIRST TIME BUY/INVESTMENT
- EPC RATING D

Offers Over £75,000

25 WOODHORN VILLAS ASHINGTON NORTHUMBERLAND NE63 9JF

Situated on Woodhorn Villas, Ashington, this semi-detached house presents an excellent opportunity for those seeking a home with potential. Boasting three bedrooms, this property is ideal for families or individuals looking for extra space.

While the property is in need of some updating, it offers a blank canvas for buyers to personalise and make their own. The absence of an onward chain simplifies the purchasing process, allowing for a smoother transition into your new home.

Conveniently located within walking distance to the town centre, residents will enjoy easy access to a variety of local amenities, including shops, schools, and recreational facilities. Additionally, the property includes parking for one vehicle, ensuring that you have a designated space for your car.

This semi-detached house in Woodhorn Villas is a promising prospect for those looking to invest in a property with room for improvement. Don't miss the chance to explore the potential this home has to offer.

GROUND FLOOR

HALLWAY

Entered via a double glazed door, radiator, double glazed window.



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LOUNGE

12'6 x 12'6 (3.81m x 3.81m)

Double glazed window, radiator.



KITCHEN DINER

15'5 x 10'9 (4.70m x 3.28m)

Double glazed window, range of units with work tops, sink with drainer and mixer tap, radiator, plumbed for washing machine, storage cupboard.



REAR LOBBY

Storage cupboard.

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DOWNSTAIRS WC

Low level wc, wash hand basin.



FIRST FLOOR LANDING

Double glazed window, storage cupboard housing the Baxi combi boiler.



BEDROOM ONE

11'3 x 11'2 (3.43m x 3.40m)

Double glazed window, radiator, storage cupboard.



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BEDROOM TWO

10'7 x 10'10 (3.23m x 3.30m)

Double glazed window, radiator, two storage cupboards.



BEDROOM THREE

9' x 7'6 (2.74m x 2.29m)

Double glazed window, radiator, storage cupboard.



BATHROOM

Two double glazed windows, radiator, bath, low level wc, wash hand basin.



EXTERNALLY

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FRONT

Garden and drive to the front.



REAR

Enclosed rear garden which is laid mainly to lawn.



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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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

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: 6578A



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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	67	
(39-54) E		
(21-38) F		



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