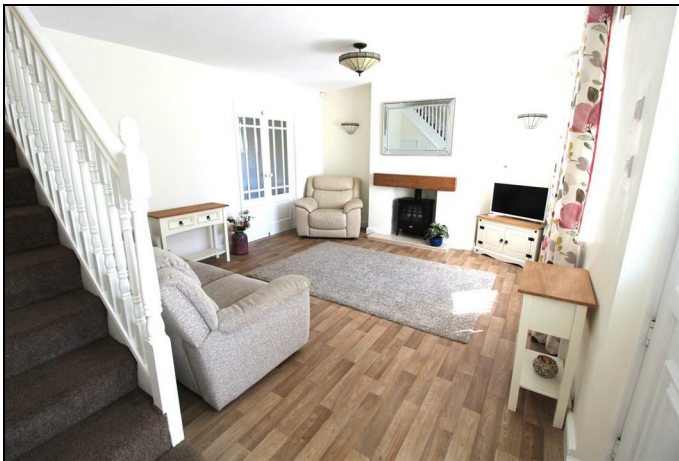


RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

57 GREEN LANE ASHINGTON NORTHUMBERLAND NE63 8DF



- TWO BEDROOMS
- IDEALLY LOCATED
- COUNCIL TAX BAND A

- SEMI DETACHED HOUSE
- WALKING DISTANCE TO TRAIN LINE
- EPC RATING D

Offers Over £120,000

57 GREEN LANE ASHINGTON NORTHUMBERLAND NE63 8DF

Nestled on Green Lane, Ashington, this delightful semi-detached house presents an excellent opportunity for those seeking a comfortable and convenient home. The property boasts two generously sized double bedrooms, perfect for families or individuals looking for extra space.

Upon entering, you will find a welcoming reception room that offers a warm and inviting atmosphere, ideal for relaxation or entertaining guests with a log burning stove. The layout of the house is practical and functional, ensuring that every corner is utilised effectively.

One of the standout features of this property is its prime location. It is ideally situated within walking distance to the new train line, making commuting a breeze and providing easy access to Newcastle Central Station. This accessibility is a significant advantage for those who travel regularly for work or leisure.

The surrounding area of Ashington is known for its local amenities, ensuring that you have everything you need within reach. Whether you are looking for shops, parks, or schools, this location has it all.

In summary, this semi-detached house on Green Lane is a fantastic opportunity for anyone looking to settle in a well-connected community. With its two double bedrooms, inviting reception room, and proximity to transport links, it is a property that should not be missed.

GROUND FLOOR

PORCH

Entered via a double glazed door, tiled floor.



LOUNGE

17'10 x 13'4 (5.44m x 4.06m)

Double glazed window, two radiators, laminate flooring, storage cupboard, marble hearth with chunky mantle above, (fire not included) double doors leading to;



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KITCHEN

8'11 x 16'7 (2.72m x 5.05m)

Double glazed window, radiator, range of modern units with complimenting work tops, built in oven and hob, sink with drainer and mixer tap, tiled splash back, tiled floor, double glazed French doors leading to the rear garden.



FIRST FLOOR LANDING

Access to a partially boarded loft via pull down ladders, double glazed window,



57 GREEN LANE ASHINGTON NORTHUMBERLAND NE63 8DF

BEDROOM ONE

10'6 x 14'2 (3.20m x 4.32m)

Two double glazed windows, radiator, storage cupboard which houses the boiler, laminate flooring.



BEDROOM TWO

9'9 x 12' (2.97m x 3.66m)

Two double glazed windows, radiator, storage cupboard, laminate flooring.

BATHROOM

5'11 x 8'3 (1.80m x 2.51m)

Two double glazed windows, bath with shower over and shower screen, low level wc, wash hand basin, tiled floor, tiled walls, heated towel rail.



EXTERNALLY

57 GREEN LANE ASHINGTON NORTHUMBERLAND NE63 8DF

FRONT



REAR

Larger style garden which is enclosed, laid to lawn with shrubs.



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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

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.

VIEWING

BY APPOINTMENT WITH OUR ASHINGTON OFFICE (01670) 812145/ashington@rickard.uk.com. FILE NO: 6589A



MORTGAGE

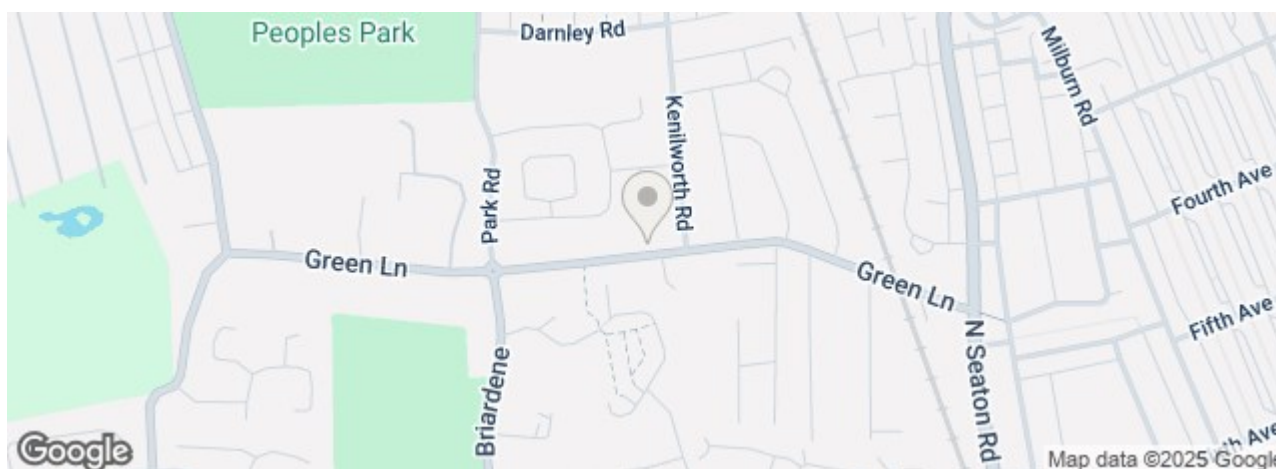
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		



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