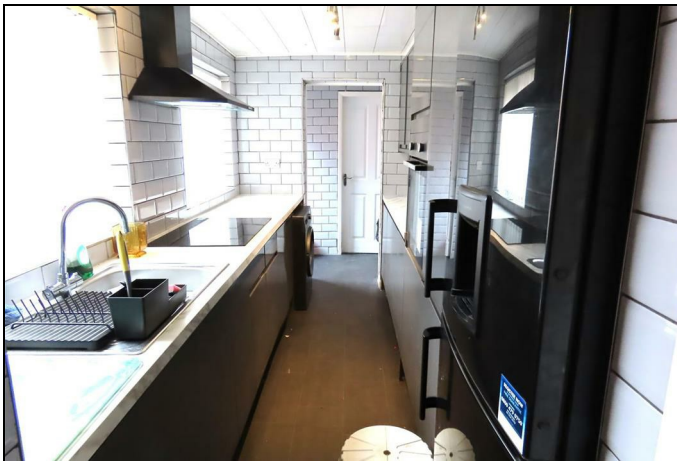


# RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

**11 PARK ROAD ASHINGTON NORTHUMBERLAND NE63 8DZ**



- TWO BEDROOMS
- TWO RECEPTION ROOMS
- SUBJECT TO PROBATE
- COUNCIL TAX BAND

- MID TERRACE HOUSE
- NO ONWARD CHAIN
- MODERN BATHROOM
- EPC RATING TBC

**Price £115,000**

# 11 PARK ROAD ASHINGTON NORTHUMBERLAND NE63 8DZ

Nestled on the charming Park Road in Ashington, this delightful two-bedroom terraced house presents an excellent opportunity for both first-time buyers and families. The property boasts a modern refitted kitchen, perfect for those who enjoy cooking and entertaining.

The modern refitted bathroom complements the overall appeal of the home, providing a stylish and functional space for relaxation. Being sold with no onward chain.

Conveniently located within walking distance to the train line, commuting to nearby towns and cities is made easy, making this home ideal for professionals. Additionally, the property is situated close to a variety of amenities, ensuring that everyday necessities are just a stone's throw away.

This terraced house on Park Road is not just a home; it is a lifestyle choice that combines comfort, convenience, and modern living. Do not miss the chance to make this lovely property your own.

## GROUND FLOOR

### ENTRANCE HALL

Entered via a double glazed door, radiator.

### LOUNGE

15'10" x 14'5" (4.83 x 4.39)

Double glazed window, radiator.



### INNER LOBBY

Stairs to first floor.



# 11 PARK ROAD ASHINGTON NORTHUMBERLAND NE63 8DZ

## DINING ROOM

16'0" x 9'10" (4.88 x 3.00)

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

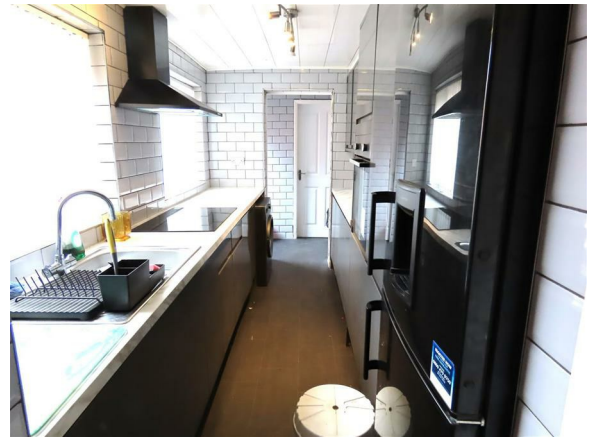


# 11 PARK ROAD ASHINGTON NORTHUMBERLAND NE63 8DZ

## KITCHEN

11'10" x 6'7" (3.61 x 2.01)

Modern fitted kitchen with a range of high gloss wall, drawer and base units with complimenting work tops, built in oven and hob, washing machine, sink with drainer and mixer tap, tiled walls, tiled floor, double glazed window, space for a fridge freezer.



## REAR HALL

Double glazed door.

# 11 PARK ROAD ASHINGTON NORTHUMBERLAND NE63 8DZ

## BATHROOM

8'0" x 5'11" (2.44 x 1.80)

Double glazed window, shower bath with shower over and shower screen, low level wc, wash hand basin set in a vanity unit, tiled walls, tiled floor, heated towel rail.



## FIRST FLOOR

### LANDING

Uvpc double glazed window to front.

### BEDROOM ONE

16'0" x 8'11" to alcove (4.88 x 2.72 to alcove)

Double glazed window, radiator.



# 11 PARK ROAD ASHINGTON NORTHUMBERLAND NE63 8DZ

## BEDROOM TWO

12'9" x 8'8" (3.89 x 2.64)

Double glazed window, radiator.

## EXTERNAL

### FRONT GARDEN

Town garden to the front.



### REAR YARD

High walled yard with gate to rear.

## 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.

## 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.

## FILE NUMBER

PLEASE QUOTE REFERENCE NO: 6597A

---



## MORTGAGE

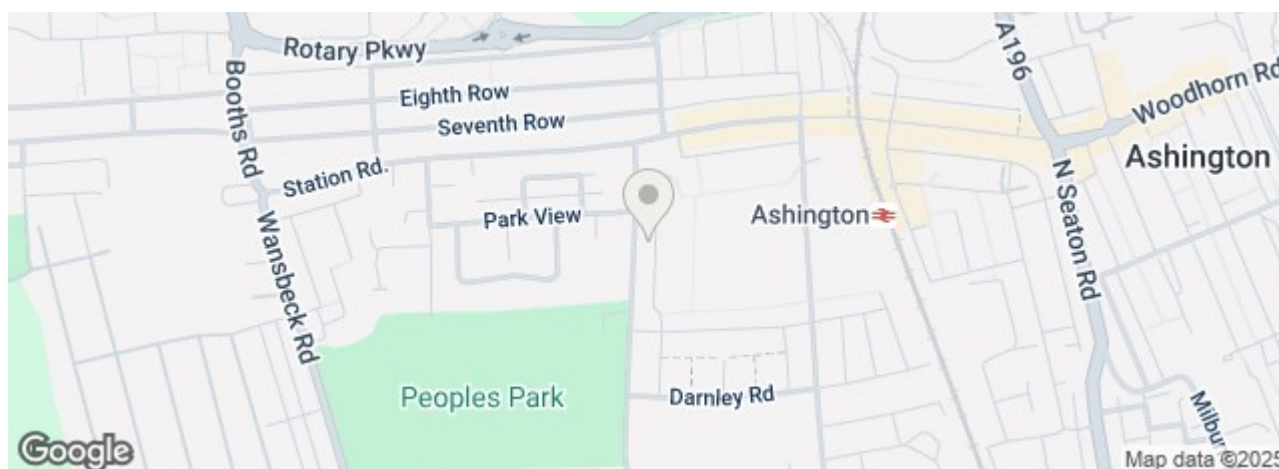
Why not make an appointment to speak to our **Independent** Mortgage Adviser?

PLEASE NOTE:

**Your home may be repossessed if you do not keep up repayments on your mortgage.**

# 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>                            |         | 76        |
| (55-68) <b>D</b>                            | 67      |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |



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