

RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

3 ROSALIND STREET ASHINGTON NE63 9BJ



- THREE BEDROOMS
- NO ONWARD CHAIN
- WALKING DISTANCE TO THE TOWN CENTRE
- EPC RATING C

- SPACIOUS HOUSE
- IDEALLY LOCATED
- COUNCIL TAX BAND A
- TWO RECEPTION ROOMS

Price £75,000

3 ROSALIND STREET ASHINGTON NE63 9BJ

On Rosalind Street in the town of Ashington, this terraced house presents an excellent opportunity for both families and investors alike. Boasting three well-proportioned bedrooms, this property offers ample space for comfortable living. The two inviting reception rooms provide versatile areas that can be tailored to your needs, whether for relaxation, entertaining, or family gatherings.

One of the standout features of this home is the absence of an onward chain, allowing for a smooth purchasing process. This is particularly advantageous for those looking to move in without delay. The property is conveniently located within walking distance to the town centre, ensuring that all essential amenities, including shops, schools, and recreational facilities, are easily accessible.

This terraced house is not just a place to live; it is a wonderful opportunity to create a home in a vibrant community. With its practical layout and prime location, it is sure to attract interest from a variety of buyers. Do not miss the chance to view this property and envision the possibilities it holds for you and your family.

GROUND FLOOR

HALLWAY

Entered via a double glazed door, radiator, storage cupboard.

LOUNGE

16'7 x 12'7 (5.05m x 3.84m)

Double glazed window, radiator, fire surround.



3 ROSALIND STREET ASHINGTON NE63 9BJ

DINING ROOM

9' x 18'4 (2.74m x 5.59m)

Double doors through, radiator, double glazed window.



KITCHEN

8'11 x 14'8 (2.72m x 4.47m)

Double glazed window, radiator, range of wall, floor and base units with work tops, sink with drainer and mixer tap, oven, hob, fridge, tiled floor, tiled splash back, double glazed door to the rear.



FIRST FLOOR LANDING

3 ROSALIND STREET ASHINGTON NE63 9BJ

BEDROOM ONE

9'5 x 11'4 (2.87m x 3.45m)

Double glazed window, radiator, fitted wardrobes, combi boiler.



BEDROOM TWO

8'5 x 16' (2.57m x 4.88m)

Double glazed window, radiator.



BEDROOM THREE

12'10 x 9'6 narrowing 6'5 (3.91m x 2.90m narrowing 1.96m)

Double glazed window, radiator.



3 ROSALIND STREET ASHINGTON NE63 9BJ

BATHROOM

9'4 x 6' (2.84m x 1.83m)

Double glazed window, heated towel rail, P-shape bath with shower over and shower screen, low level wc, wash hand basin.



EXTERNALLY

FRONT

Garden to the front with gated access to the street.



3 ROSALIND STREET ASHINGTON NE63 9BJ

REAR

Yard and GARAGE



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: 6601A

MORTGAGE

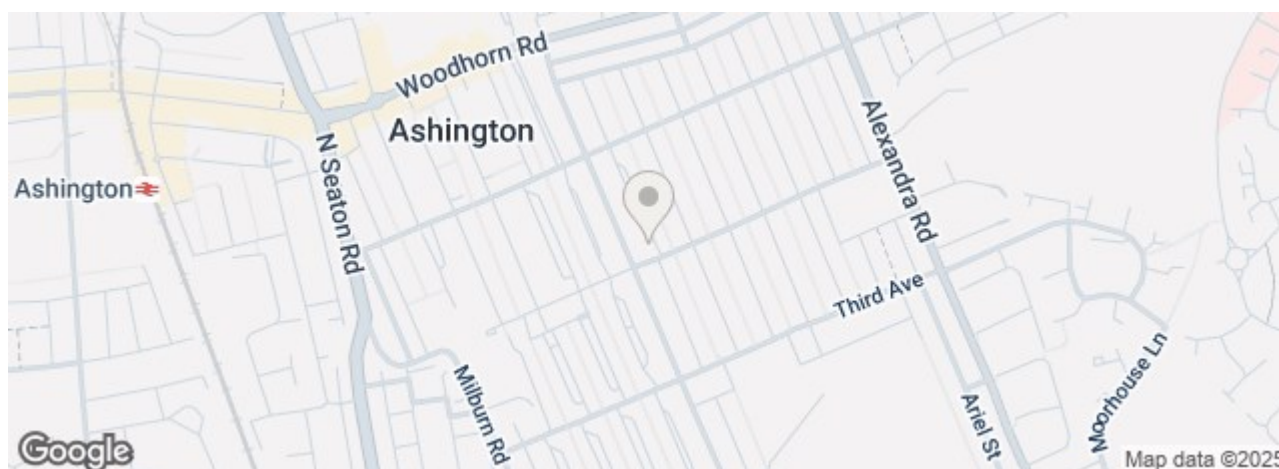
Why not make an appointment to speak to our **Independent** Mortgage Adviser?

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) A		
(81-91) B		
(69-80) C	69	79
(55-68) D		
(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