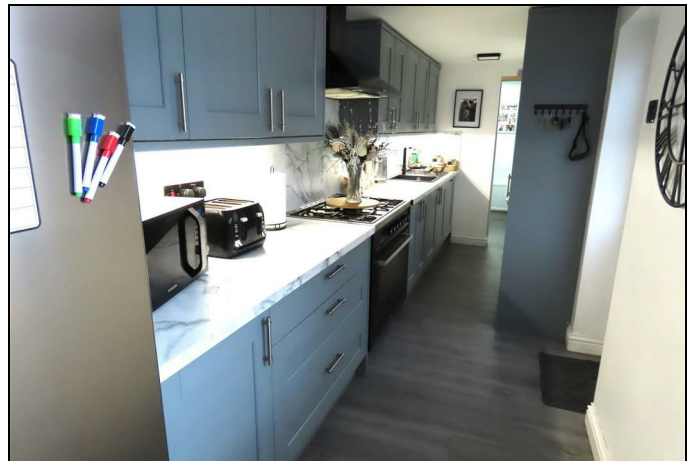
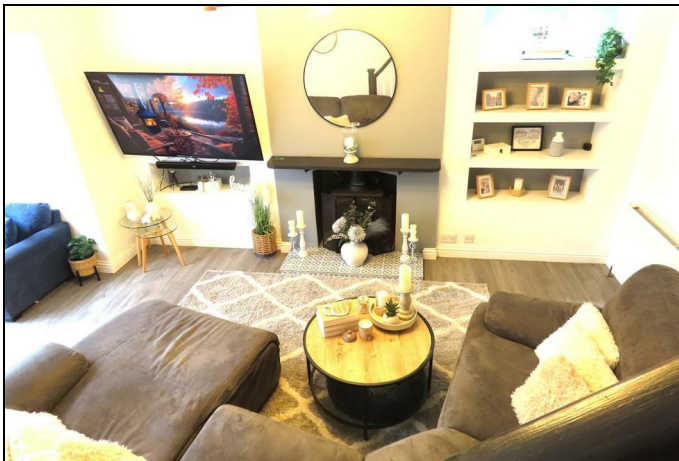


RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

12 CHARLTON STREET ASHINGTON NE63 8SB



- THREE BEDROOMS
- MAINS GCH/ELECTRIC/WATER,DRAINAGE & SEWERAGE
- OFF STREET PARKING AND GARDEN
- COUNCIL TAX BAND A

- SUPERB EXTENDED MID TERRACE
- CONTEMPORARY GALLEY STYLE KITCHEN
- EPC RATING TBC
- FREEHOLD

Price £145,000

12 CHARLTON STREET ASHINGTON NE63 8SB

Situated on Charlton Street in the town of Ashington, this delightful terraced house offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The two inviting reception rooms provide ample room for relaxation and entertaining, making it a wonderful home for social gatherings.

The contemporary galley-style kitchen is a standout feature, designed to meet the needs of modern living while maintaining a warm and welcoming atmosphere. Its efficient layout ensures that cooking and meal preparation are a pleasure.

The property boasts an extended spacious terrace, which not only enhances the living space but also provides a lovely area for outdoor enjoyment. The garden is a delightful addition, offering a great space for gardening enthusiasts or a play area for children.

Conveniently located within walking distance to the town centre, residents will find a variety of shops, cafes, and amenities just a short stroll away. Additionally, the nearby train line ensures easy access to Central Station in Newcastle making commuting a breeze.

For those with vehicles, the property includes off-street parking for one car, adding to the convenience of this lovely home.

In summary, this terraced house on Charlton Street is a wonderful opportunity for anyone looking to settle in Ashington, combining modern living with a prime location. Don't miss the chance to make this charming property your new home.

GROUND FLOOR

UTILITY ROOM

Plumbed for washing machine, low level wc, wash hand basin, double glazed window, laminate flooring.

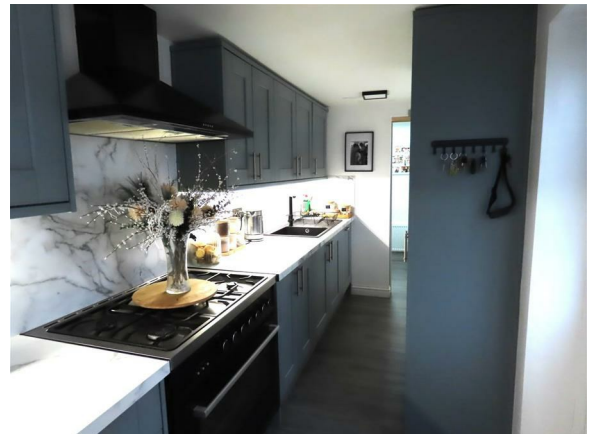


12 CHARLTON STREET ASHINGTON NE63 8SB

GALLEY STYLE KITCHEN

24'3 x 5'9 (7.39m x 1.75m)

Double glazed door, two double glazed windows, high gloss wall, base, drawer and larder units with marble effect tops and upstands, sink with drainer and mixer tap, space for a freestanding fridge and freezer, Range effect freestanding cooker with five gas burners, laminate flooring, radiator.



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DINING ROOM

11'7 x 15'8 (3.53m x 4.78m)

Double glazed window, laminate flooring, two storage cupboards, radiator.



EXTENDED LOUNGE

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LOUNGE AREA

14'11 x 16'4 (4.55m x 4.98m)

Laminate flooring, radiator, dual fuel log burner set on a tiled hearth with a chunky mantle above.



ADDITIONAL LOUNGE AREA

9'7 x 9'7 (2.92m x 2.92m)

Double glazed bi-folding doors leading to the garden, laminate flooring, sky light to the ceiling creating additional natural lighting.



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FIRST FLOOR LANDING

Access to the loft via pull down ladders which is boarded with lighting and two Velux style windows.



BEDROOM ONE

8'8 x 13'10 (2.64m x 4.22m)

Double glazed window, radiator, range of fitted wardrobes.



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BEDROOM TWO

8'5 x 10'11 (2.57m x 3.33m)

Double glazed window, radiator, range of fitted wardrobes with over bed storage.



BEDROOM THREE

9'5 x 6' (2.87m x 1.83m)

Double glazed window, radiator, fitted wardrobes.



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BATHROOM

8' x 6'8 (2.44m x 2.03m)

Double glazed window, bath with a shower tap and a shower over, shower screen, wash hand basin set in a vanity unit, low level wc, upvc cladding to the walls and ceiling.



EXTERNALLY

FRONT

Enclosed garden which is Astro turfed, paved patio area.



12 CHARLTON STREET ASHINGTON NE63 8SB

REAR

Enclosed yard with double gates providing off street parking.



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.

MORTGAGE

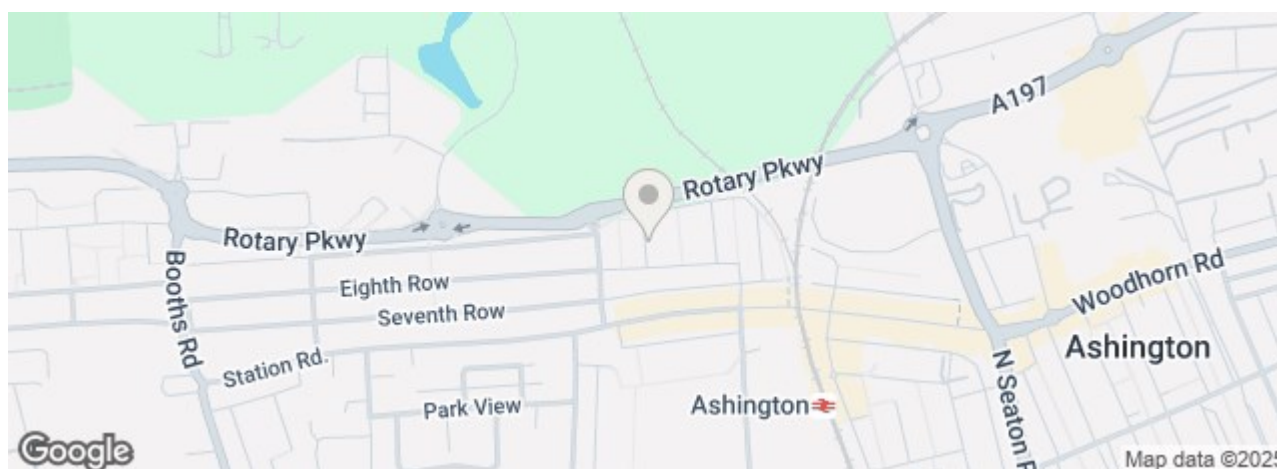
Why not make an appointment to speak to our **Independent** Mortgage Adviser?

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		
(55-68) D		
(39-54) E		
(21-38) F		



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