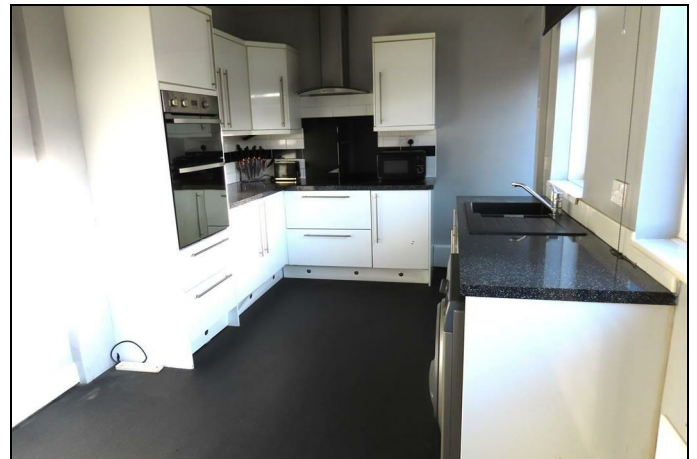


RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

23 THIRD AVENUE ASHINGTON NE63 9DS



- TWO BEDROOMS PLUS A LOFT ROOM
- NO ONWARD CHAIN
- EPC RATING D
- FREEHOLD PROPERTY

- SPACIOUS FAMILY HOME
- SUBJECT TO PROBATE
- COUNCIL TAX BAND A
- GAS, ELECTRIC, WATER, DRAINAGE AND SEWERAGE

Price £89,950

23 THIRD AVENUE ASHINGTON NE63 9DS

Nestled on Third Avenue, Ashington, this delightful terraced house presents an excellent opportunity for both first-time buyers and those seeking a comfortable home. The property boasts a well-proportioned reception room, perfect for relaxing or entertaining guests. With two spacious double bedrooms, there is ample room for rest and relaxation, making it ideal for small families or couples.

The house features a conveniently located bathroom, ensuring that daily routines are both practical and efficient. A notable highlight of this property is the loft room, which offers versatile space that can be transformed into a home office, playroom, or additional storage area, catering to your individual needs.

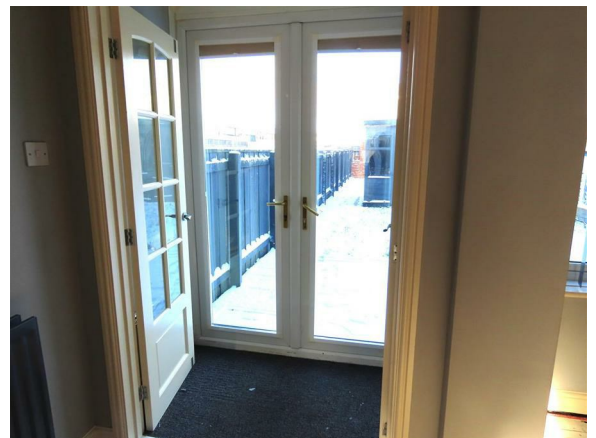
The larger style garden is a wonderful outdoor space, providing a perfect setting for gardening enthusiasts or for enjoying summer barbecues with family and friends. Additionally, the property benefits from off-street parking for one vehicle, adding to the convenience of urban living.

Importantly, this home is offered with no onward chain, allowing for a smooth and straightforward purchasing process. Whether you are looking to settle down or invest in a property with great potential, this terraced house on Third Avenue is a must-see. Embrace the opportunity to make this lovely house your new home.

GROUND FLOOR

PORCH

Entered via a double glazed door.



LOUNGE

13'11 x 15'10 (4.24m x 4.83m)

Double glazed window, two radiators, modern fire surround with an electric log effect fire inset, storage cupboard.



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KITCHEN DINER

16'11 x 9'8 (5.16m x 2.95m)

Two double glazed windows, radiator, range of wall, base and drawer units with complimenting work tops, eye level double oven, hob with extractor above with a glass splash back, sink unit with drainer and mixer tap, plumbed for washing machine, tiled splash back, storage cupboard.

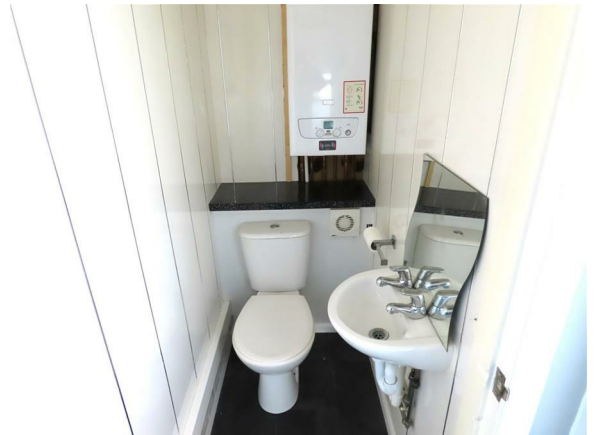


REAR LOBBY

Double glazed door to the rear.

DOWNSTAIRS WC

Low level wc, wash hand basin.



FIRST FLOOR LANDING

23 THIRD AVENUE ASHINGTON NE63 9DS

BEDROOM ONE

10'8 x 14'4 (3.25m x 4.37m)

Double glazed window, radiator.



BEDROOM TWO

8'7 x 11'8 (2.62m x 3.56m)

Double glazed window, radiator.



23 THIRD AVENUE ASHINGTON NE63 9DS

BATHROOM

6'2 x 8'6 (1.88m x 2.59m)

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



STAIRS UP TO LOFT ROOM

16'11 into eaves x 11'10 (5.16m into eaves x 3.61m)

Loft room with a Velux style window, radiator.



23 THIRD AVENUE ASHINGTON NE63 9DS

EXTERNALLY



FRONT

Gate leading to the front garden which is laid to lawn, large shed.



23 THIRD AVENUE ASHINGTON NE63 9DS

REAR

Enclosed yard to the rear with double gates providing off street parking, outhouse,



LARGE STORE ROOM

Formerly the garage is an ideal store room with a bar area orr would make a great gym.



23 THIRD AVENUE ASHINGTON NE63 9DS

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.

MATERIAL INFORMATION ASHINGTON

Material information is no substitute for professional advice, and consumers should be aware that the information collected may not accurately reflect the full extent of the property condition which would be covered through a home survey.

Efforts have been made to ascertain as much information as possible with regards to material information but this information is not exhaustive and cannot be fully relied upon, purchasers will need to seek further clarification from their legal advisor.

Electricity Supply - Mains

Water Supply - Mains

Sewerage Supply - Mains

Heating - Mains GCH

Broadband - Available - Including Ultrafast broadband. (Ofcom Broadband checker Nov 2025)

Flood Risk - River and Sea - Low risk

Coalfield & Mining Areas - The Coal Authority indicate that this property is located on coalfield. Your legal advisor will be able to advise you of any implications of this.

There has been no failed transactions on the property, please contact us should you wish further information.

VIEWING

BY APPOINTMENT WITH OUR ASHINGTON OFFICE (01670) 812145/ashington@rickard.uk.com. File no 6610a

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MORTGAGE

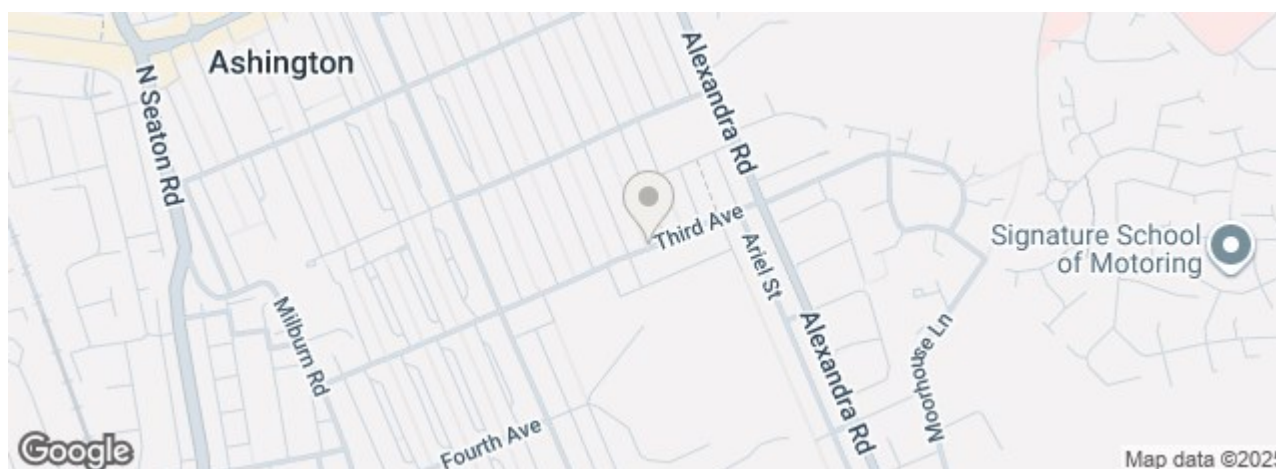
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		



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