RICKARD
CHARTERED SURVEYORS & ESTATE AGENTS

16 THIRD AVENUE ASHINGTON NORTHUMBERLAND NE63 9DS

- TWO BEDROOMS
- NO ONWARD CHAIN
- EPC RATING D

- FREEHOLD PROPERTY
- COUNCIL TAX BAND A
- GAS, ELECTRIC, WATER, DRAINAGE AND SEWERAGE

Offers Around £79,950

17/18 Laburnum Terrace, Ashington, Northumberland, NE63 0AJ
Fax: 01670 522765
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01670 812145
www.rickard.uk.com

16 THIRD AVENUE ASHINGTON NORTHUMBERLAND NE63 9DS

Situated on Third Avenue, Ashington, this terraced house presents an excellent opportunity for first-time buyers or investors. The property boasts two double bedrooms, providing ample room for relaxation and rest. A well-appointed reception room.

With two spacious bedrooms, this home is ideal for small families, couples, or individuals looking for extra space. The layout is thoughtfully designed to maximise comfort and functionality. The bathroom is conveniently located, ensuring ease of access for all residents.

With no onward chain, this home is ready for you to move in to, making it an attractive option for those looking to settle. Whether you are seeking a new place to call home or an investment opportunity, this property on Third Avenue is sure to meet your needs. Don't miss the chance to explore this lovely house and envision the possibilities it holds for you.

GROUND FLOOR

PORCH

14'05" x 4'09" (4.39m x 1.45m)

Entered via a double glazed door, into open plan porch with double glazed patio doors leading to the garden and archway leading to the lounge.

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LOUNGE
15'07" x 13'03" (4.75m x 4.04m)
Double glazed window, two radiators, fire surround, open staircase

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KITCHEN DINER

15'07" x 8'02" (4.75m x 2.49m)

Double glazed window, radiator, range of wall, base and drawer units with complimenting work tops, sink unit with drainer and mixer tap, plumbed for washing machine, tiled splash back

REAR DOOR

Double glazed door

BATHROOM

9' x 7'01" (2.74m x 2.16m)

Double glazed window, walk in shower with glass screen, tiled splash back, radiator, low level wc, wash hand basin.

FIRST FLOOR LANDING

16 THIRD AVENUE ASHINGTON NORTHUMBERLAND NE63 9DS

BEDROOM ONE
13'03" x 12' (4.04m x 3.66m)
Double glazed bay window, radiator, storage cupboard enclosing combi Boiler

BEDROOM TWO
15'08" x 8'04" (4.78m x 2.54m)
Double glazed window, radiator.

EXTERNALLY

16 THIRD AVENUE ASHINGTON NORTHUMBERLAND NE63 9DS

FRONT

Gate leading to the front garden which is partially paved and gravel for low maintenance with flower & shrub beds & patio area.

REAR WITH GARAGE

Enclosed yard to the rear with single door access to the garage.

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 May 26)

Flood Risk - River and Sea - low

Planning Permission - There are currently no planning permission for 16 Third Avenue, Ashington
https://publicaccess.northumberland.gov.uk/online-applications/simpleSearchResults.do?action=firstPage

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.

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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.

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.

VIEWING

BY APPOINTMENT WITH OUR ASHINGTON OFFICE (01670) 812145/ashington@rickard.uk.com

FILE NUMBER

PLEASE QUOTE REFERENCE NO: 6658A

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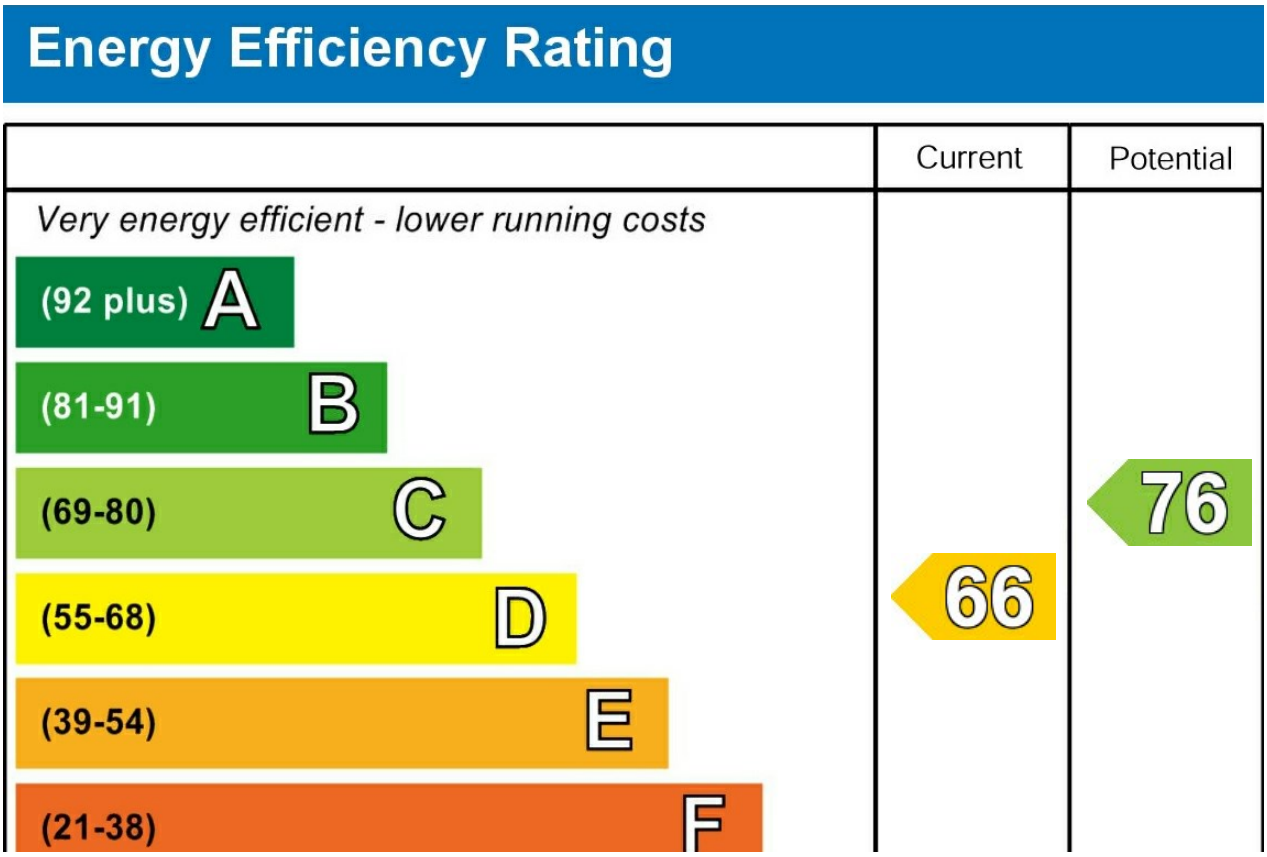

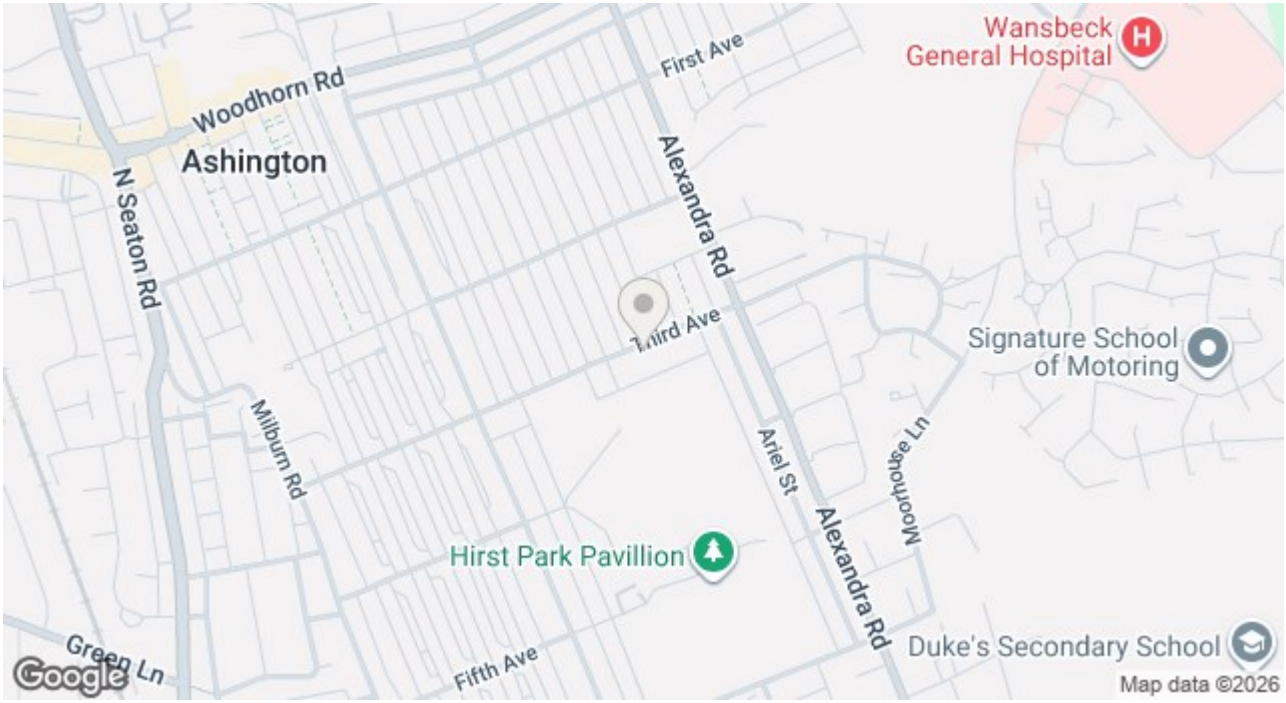

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