

# RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

**1 MORVEN PLACE ASHINGTON NORTHUMBERLAND NE63 8HW**



- THREE BEDROOMS
- FREEHOLD
- COUNCIL TAX BAND A
- WALKING DISTANCE TO THE TOWN CENTRE

- NO ONWARD CHAIN
- EPC RATING D
- MAINS GCH/ELECTRIC/WATER,DRAINAGE & SEWERAGE

**Offers In The Region Of £124,995**

# 1 MORVEN PLACE ASHINGTON NORTHUMBERLAND NE63 8HW

Welcome to this end-of-terrace house located on Morven Place in Ashington. This delightful property boasts three bedrooms, making it an ideal home for families or those seeking extra space. The reception room offers a warm and inviting atmosphere, perfect for both relaxation and entertaining guests.

One of the standout features of this home is its convenient location. Situated within walking distance to the town centre, residents will enjoy easy access to a variety of shops, cafes, and local amenities, ensuring that everything you need is just a short stroll away.

The property is offered with no onward chain, providing a hassle-free buying experience. This is an excellent opportunity for first-time buyers or investors looking to add to their portfolio.

With its combination of space, location, and potential, this end-of-terrace house is a must-see. Don't miss your chance to make this lovely property your new home.

## GROUND FLOOR

### KITCHEN

7'9 x 12'3 (2.36m x 3.73m)

Double glazed window, a range of modern wall, drawer and base units with complimenting work tops, built in oven, built in hob with a chrome splash back and extractor hood above, sink with drainer and mixer tap, heated towel rail, combi boiler, space for a fridge freezer.



### DINING ROOM

12'5 x 13'6 (3.78m x 4.11m)

Double glazed window, radiator, storage cupboard, double doors leading to;



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## LOUNGE

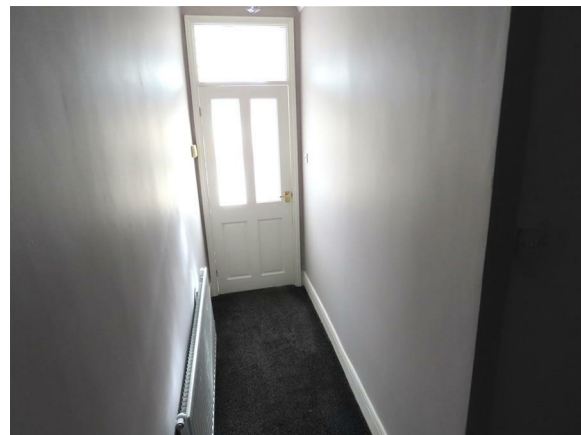
12'11 x 13'5 (3.94m x 4.09m)

Double glazed window, coving, radiator, fire surround, electric fire, laminate flooring.



## HALLWAY

Radiator.



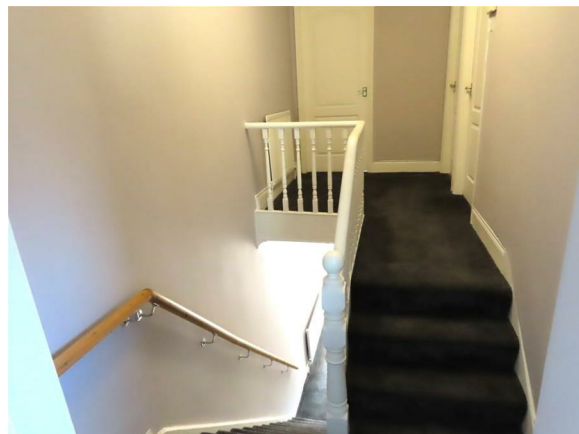
## LOBBY

Double glazed door leading to the garden.

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## FIRST FLOOR LANDING

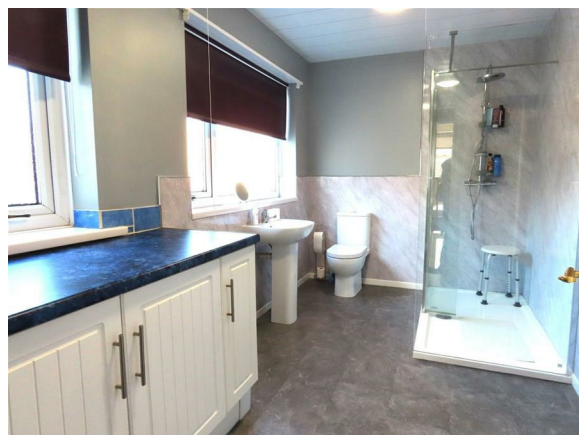
Radiator.



## BATHROOM

13'2 x 7'1 (4.01m x 2.16m)

Two double glazed windows, double shower cubicle, low level wc, wash hand basin, partial upvc cladding to the walls, upvc cladding to the ceiling, heated towel rail.



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## BEDROOM ONE

10'5 x 13'2 (3.18m x 4.01m)

Double glazed window, radiator, laminate flooring.



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## BEDROOM TWO

11'8 x 10'11 (3.56m x 3.33m)

Double glazed window, radiator, laminate flooring.



## BEDROOM THREE

10'11 x 7'4 (3.33m x 2.24m)

Double glazed window, radiator, laminate flooring.



## EXTERNALLY

### FRONT

Garden to the front.



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## REAR

Gravelled court yard.



## 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.

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## **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 Feb 2026)

Flood Risk - River and Sea - Low Risk

Planning Permission - There are currently no planning permission for 1 Morven Place

<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.

## **VIEWING**

BY APPOINTMENT WITH OUR ASHINGTON OFFICE (01670) 812145/ashington@rickard.uk.com. FILE NO: 6628A

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**MORTGAGE**

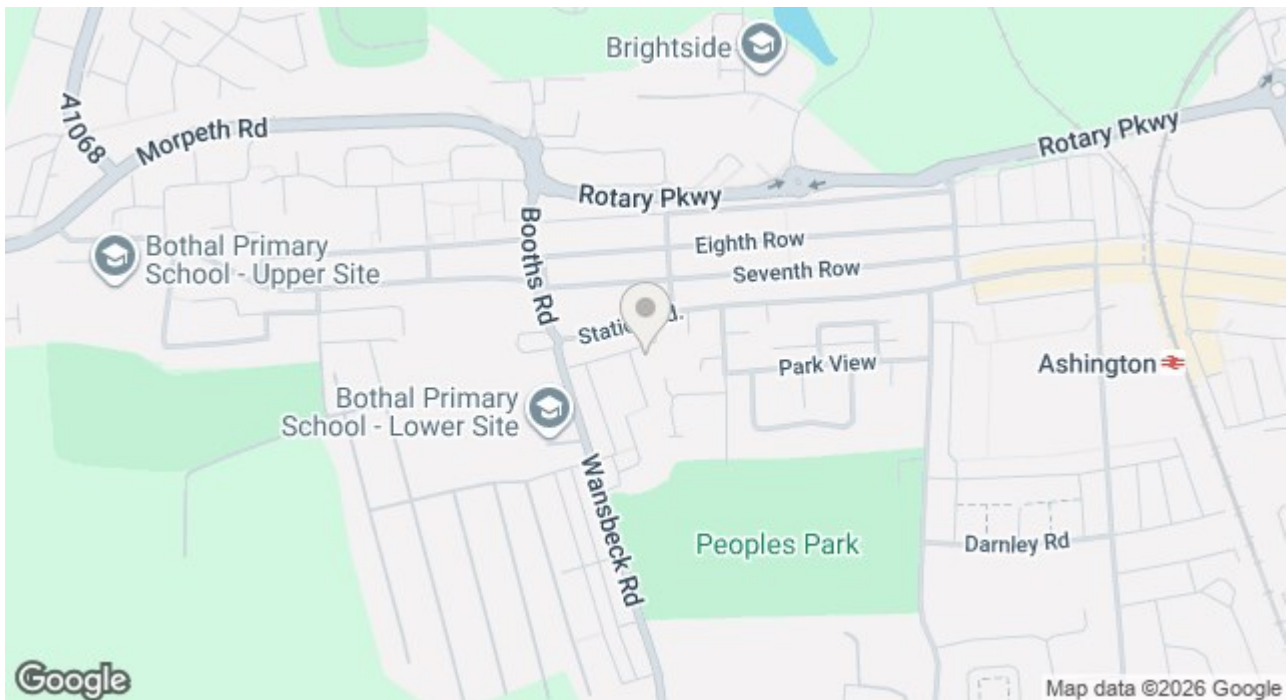
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# Energy Efficiency Rating

	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>	64	
(39-54) <b>E</b>		
(21-38) <b>F</b>		



[www.rickard.uk.com](http://www.rickard.uk.com)

Registered in England company number 6314212

VAT registration number 175 8808 19

Regulated by RICS

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