

RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

29 CHESTNUT STREET ASHINGTON NORTHUMBERLAND NE63 0BW



- MID TERRACE
- COUNCIL TAX BAND A
- FREEHOLD PROPERTY/SUBJECT TO PROBATE
- TWO BEDROOMS
- EPC RATING C
- MAINS GCH/ELECTRIC/WATER, DRAINAGE & SEWERAGE

Price £60,000

29 CHESTNUT STREET ASHINGTON NORTHUMBERLAND NE63 0BW

Situated on Chestnut Street in Ashington, this mid-terrace house presents an excellent opportunity for first-time buyers or investors. Boasting two bedrooms, this property offers a comfortable living space that is both practical and inviting.

Upon entering, you will find a welcoming reception room that serves as the heart of the home. The layout is designed to maximise space and light, creating a warm atmosphere throughout. The property also features a conveniently located bathroom, ensuring that all essential amenities are easily accessible.

One of the standout features of this home is its prime location. Situated within walking distance to the town centre, residents will enjoy easy access to a variety of shops, cafes, and local services. Additionally, the property is close to excellent transportation links, making commuting a breeze and connecting you to the wider area.

GROUND FLOOR:

ENTRANCE PORCH

Entered via a double glazed door, radiator.



LIVING ROOM

18'11 x 16' (5.77m x 4.88m)

Double glazed window, radiator, fire surround with a pebble effect electric fire inset.



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KITCHEN

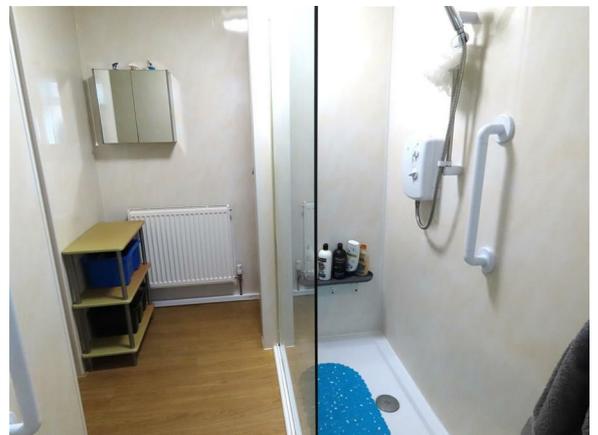
10'9 x 9'11 (3.28m x 3.02m)

Double glazed window, radiator, range of wall, base and floor units with work tops, double eye level oven, hob, plumbed for washing machine, tiled floor, tiled splash back.



SHOWER ROOM/W.C.

With modern white suite comprising walk in shower cubicle, pedestal wash hand basin, low level wc, laminate flooring, upvc cladding to the walls, radiator. Cupboard enclosing combi gas central heating boiler.



FIRST FLOOR:

LANDING

Radiator, double glazed window.

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BEDROOM ONE

8'4 x 16'1 (2.54m x 4.90m)

Double glazed window, radiator.



BEDROOM TWO

9' x 12'10 maximum measurement (2.74m x 3.91m maximum measurement)

Double glazed window, radiator.



EXTERNALLY



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FRONT GARDEN

Enclosed which is easily maintained.



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.

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 March 2026)

Flood Risk - River and Sea - Low Risk

Planning Permission - There are currently no planning permission for 29 Chestnut Street

<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

VIEWING

BY APPOINTMENT WITH OUR ASHINGTON OFFICE (01670) 812145/ashington@rickard.uk.com. FILE NO: 6641A

MORTGAGE

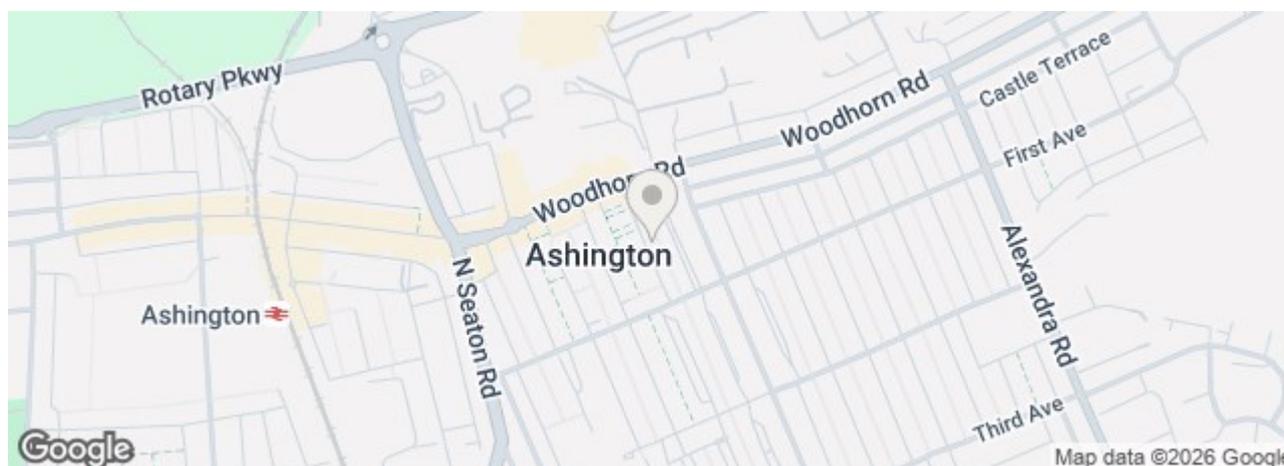
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	70	
(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

