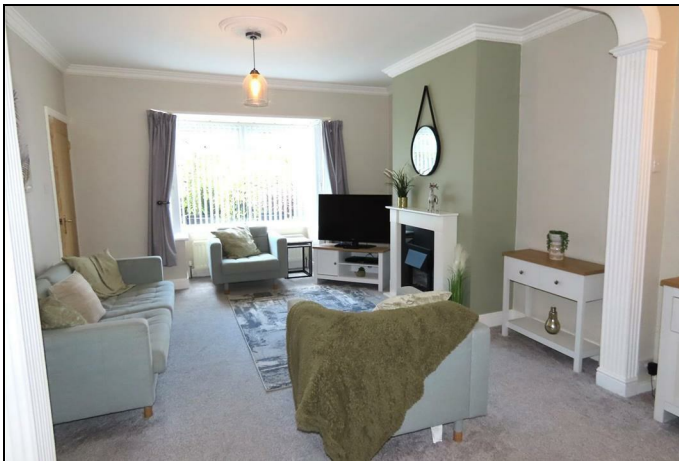


# RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

**290A SYCAMORE STREET ASHINGTON NE63 0QD**



- TWO DOUBLE BEDROOMS
- FREEHOLD PROPERTY
- EPC RATING C

- MODER FEEL INTERNALLY
- COUNCIL TAX BAND A
- MAINS GCH/ELECTRIC/WATER,DRAINAGE & SEWERAGE

**Offers Over £80,000**

# 290A SYCAMORE STREET ASHINGTON NE63 0QD

Welcome to this charming terraced house located on Sycamore Street in the town of Ashington. This delightful property features two spacious double bedrooms, making it an ideal choice for couples, small families, or even as an investment opportunity.

The interior of the house is modern and well-maintained, providing a comfortable and stylish living environment. With no upper chain, the process of moving in can be smooth and straightforward, allowing you to settle into your new home.

Currently, the property is being run as an Air BnB, showcasing its potential for generating income or serving as a lovely retreat for guests. Its location means you will be ideally situated to enjoy all that Ashington has to offer, from local amenities to parks and transport links.

This property presents a wonderful opportunity for those looking to buy or invest in a well-located home with modern features. Don't miss your chance to view this lovely terraced house and envision the possibilities it holds for you.

## GROUND FLOOR

### LOBBY

Entered via a double glazed door, radiator.

### LOUNGE

*13'2 to bay x 20'2 (4.01m to bay x 6.15m)*

Internal wood door, double glazed bay window, two radiators, coving, fire surround with an coal effect electric fire inset.



# 290A SYCAMORE STREET ASHINGTON NE63 0QD

## DINING AREA

Fitted larder/storage units, integrated fridge.



## KITCHEN

8'6 x 9'1 (2.59m x 2.77m)

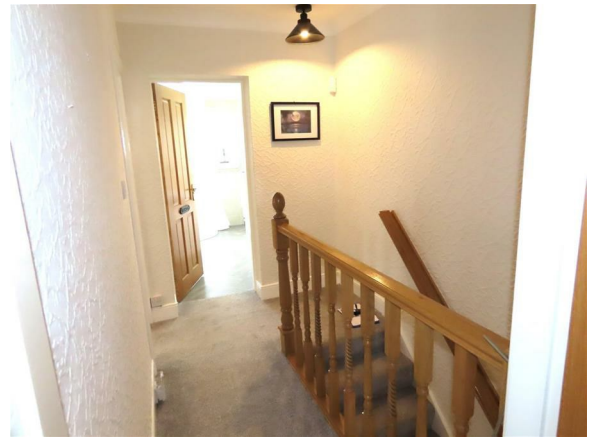
Double glazed window, range of wall, base and drawer units with work tops, one and half bowl sink with a drainer and mixer tap, built in double oven, hob, extractor hood, tiled splash back, double glazed door to the rear yard.



# 290A SYCAMORE STREET ASHINGTON NE63 0QD

## FIRST FLOOR LANDING

Access to a boarded loft via pull down ladders.



## MASTER BEDROOM

14'3 into bay x 11'7 (4.34m into bay x 3.53m)

Double glazed bay window, radiator, coving, fitted wardrobes.



# 290A SYCAMORE STREET ASHINGTON NE63 0QD

## BEDROOM TWO

10'10 x 9' (3.30m x 2.74m)

Double glazed bay window, radiator, coving, fitted wardrobes, and drawers.



## BATHROOM

7'2 x 10'5 (2.18m x 3.18m)

Two double glazed windows, radiator, heated towel rail, Vanity unit with a ceramic sink inset, low level wc, shower cubicle, tiled walls, storage cupboard housing the combi boiler.



## EXTERNALLY

# 290A SYCAMORE STREET ASHINGTON NE63 0QD

## FRONT

Low maintenance garden which has been mainly Astro turfed, paved patio are, gated access to the front street.



## REAR

Enclosed yard to the rear with out houses ideal for storage, garage with an up and over door, power and lighting, plumbed for a washing machine.



## 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.

# 290A SYCAMORE STREET ASHINGTON NE63 0QD

## **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

## **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 2026)

Flood Risk - River and Sea - Low Risk

Planning Permission - There are currently No planning permission for 290a Sycamore 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.

## **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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**MORTGAGE**

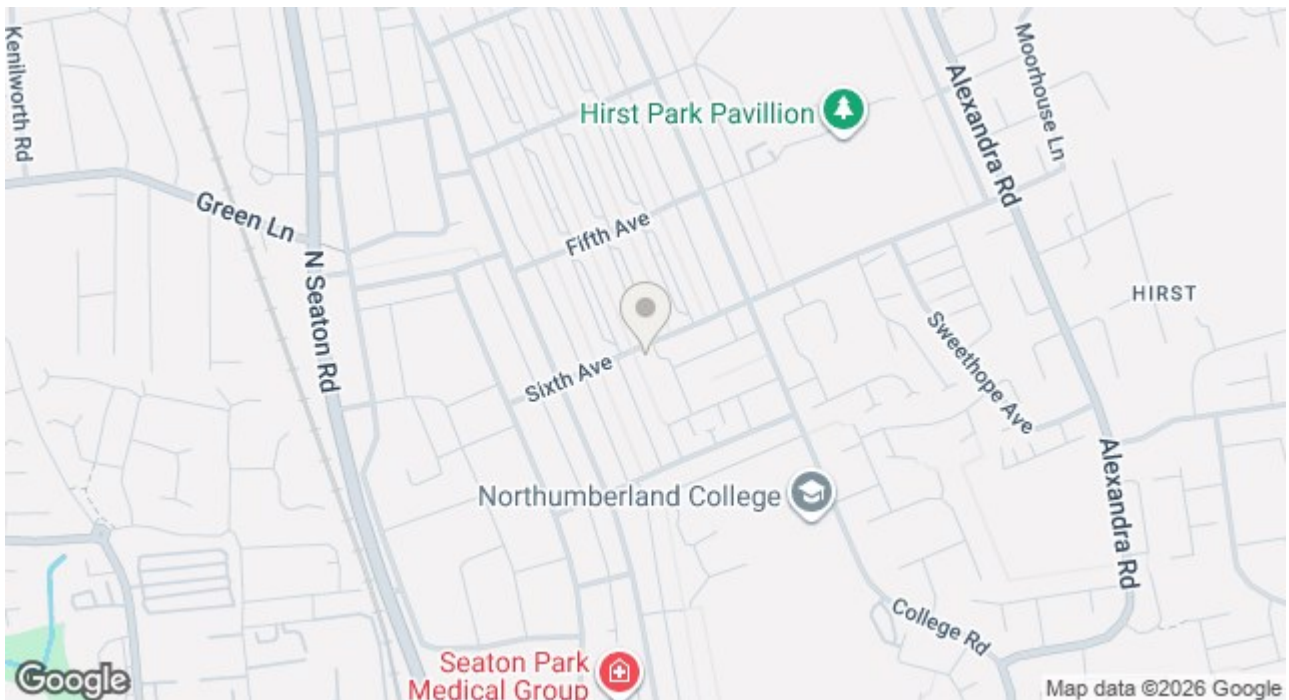
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# Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		



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

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