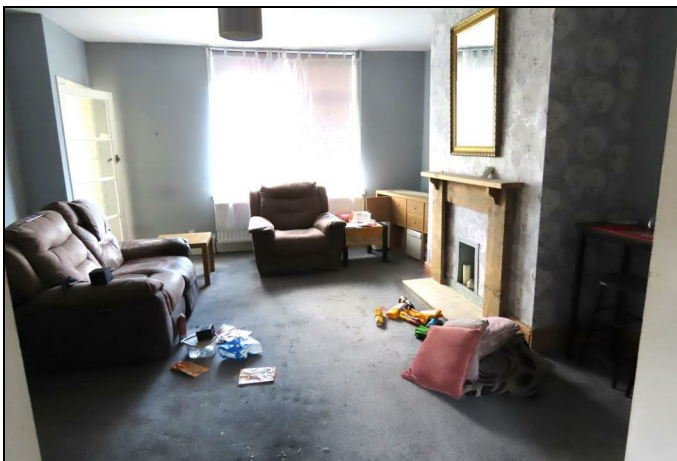


RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

21 ELDER SQUARE ASHINGTON NORTHUMBERLAND NE63 0QQ



- MID TERRACE
- FREEHOLD PROPERTY
- ENERGY RATING D

- LARGE FRONT GARDEN
- COUNCIL TAX BAND A
- MAINS GCH/ELECTRIC/WATER, DRAINAGE & SEWERAGE

Price £70,000

21 ELDER SQUARE ASHINGTON NORTHUMBERLAND NE63 0QQ

Welcome to this mid-terrace house located on Elder Square, Ashington. This property boasts two reception rooms, providing ample space for both relaxation and entertaining. With two comfortable bedrooms, it is perfect for small families, couples, or individuals seeking a new home.

One of the standout features of this property is its larger style garden, offering a wonderful outdoor space for gardening enthusiasts or those who simply enjoy spending time outside.

This home is ideally situated, providing easy access to local amenities, schools, and transport links, making it a convenient choice for everyday living. Additionally, the property is offered with no onward chain, allowing for a smoother purchase process.

Whether you are a first-time buyer or looking to downsize, this property presents an excellent opportunity to own a lovely home in a sought-after location. Do not miss the chance to make this charming house your own.

GROUND FLOOR:

ENTRANCE PORCH

Entered via a double glazed door.



INNER HALLWAY

LIVING ROOM

14'11 x 15'11 (4.55m x 4.85m)

Double glazed window, radiator, fire surround.



21 ELDER SQUARE ASHINGTON NORTHUMBERLAND NE63 0QQ

DINING ROOM

16'7 x 7'11 (5.05m x 2.41m)

Double glazed window, radiator.



KITCHEN

5' x 12'8 (1.52m x 3.86m)

Double glazed window, radiator, base units with work tops, sink with drainer and mixer tap.



REAR ENTRANCE LOBBY

With tiled walls and flooring.

SHOWER ROOM/W.C.

Double glazed window, shower cubicle, low level wc, wash hand basin.



FIRST FLOOR:

21 ELDER SQUARE ASHINGTON NORTHUMBERLAND NE63 0QQ

BEDROOM 1.

8'11 x 16' (2.72m x 4.88m)

Double glazed window, radiator.



BEDROOM 2.

9' x 12'7 (2.74m x 3.84m)

Double glazed window, radiator.



EXTERNALLY

FRONT GARDEN

Lawned garden.



21 ELDER SQUARE ASHINGTON NORTHUMBERLAND NE63 0QQ

YARD TO REAR

With store off.



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.

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 June 2026)

Flood Risk - River and Sea - Low Risk

Planning Permission - There are currently No planning permission for 21 Elder Square

<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

21 ELDER SQUARE ASHINGTON NORTHUMBERLAND NE63 0QQ

BY APPOINTMENT WITH OUR ASHINGTON OFFICE (01670) 812145/ashington@rickard.uk.com. FILE NO: 6661A



MORTGAGE

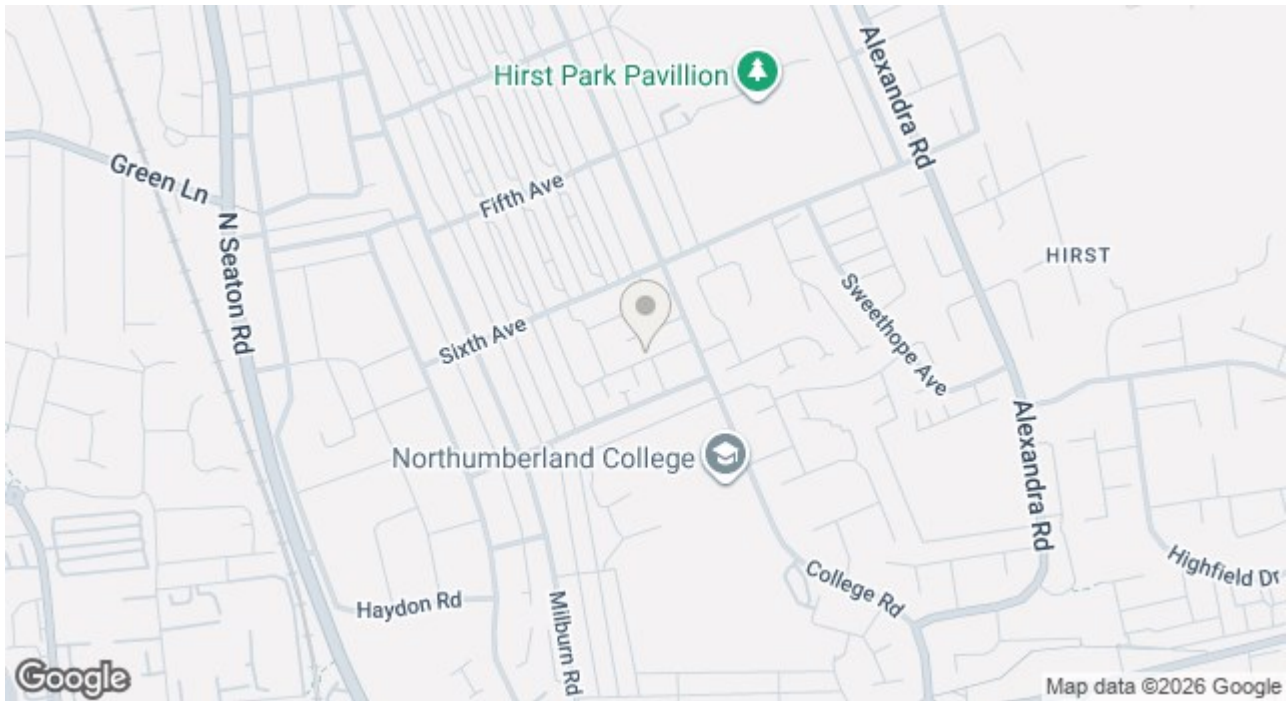
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Energy Efficiency Rating

	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p>	<p>65</p>	<p>80</p>



www.rickard.uk.com

Registered in England company number 6314212

VAT registration number 175 8808 19

Regulated by RICS

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Directors: Iain Rickard MRICS, Diane Charlton & Aisling O'Neil MNAEA