

RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

35 HILLCREST ASHINGTON NORTHUMBERLAND NE63 9SH



- THREE BEDROOMS
- WRAP AROUND GARDENS
- COUNCIL TAX BAND B
- EPC RATING D

- LINK DETACHED
- POPULAR LOCATION
- MAINS GCH/ELECTRIC/WATER,DRAINAGE & SEWERAGE
- FREEHOLD PROPERTY

Price £185,000

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Nestled in the sought-after area of Hillcrest, Ashington, this charming link- detached house presents an excellent opportunity for families and individuals alike. Boasting three bedrooms, this property offers ample space for comfortable living.

The house is set within a popular residential location, making it an ideal choice for those seeking a family home. The wrap-around gardens provide a delightful outdoor space, perfect for enjoying the fresh air or entertaining guests during the warmer months.

Conveniently located close to the A189, commuting to nearby towns and cities is made easy.

With no onward chain, this property is ready for you to move in and make it your own. Whether you are a first-time buyer or looking to settle into a new family home, this delightful house in Hillcrest is not to be missed. Come and see for yourself the potential this lovely property has to offer.

GROUND FLOOR

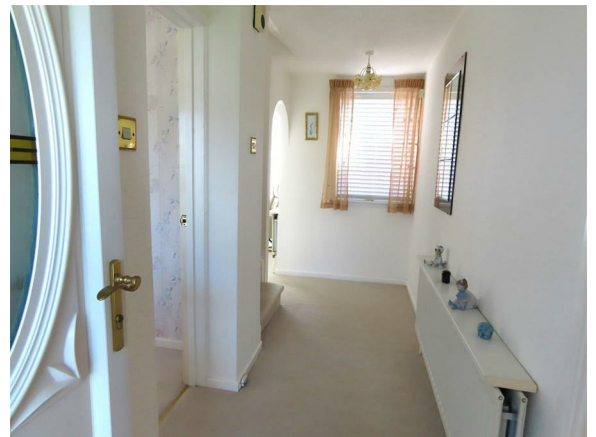
PORCH

Entered via a double glazed sliding door, double glazed door to;



HALL

Radiator, double glazed window.



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LOUNGE

17'11 x 11'5 (5.46m x 3.48m)

Larger style double glazed window, radiator, fire surround with marble effect back and hearth, electric fire inset.



DOWNSTAIRS WC

Low level wc, wash hand basin, radiator, tiled walls and floor.



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DINING ROOM/SNUG

10'3 x 11' (3.12m x 3.35m)

Bay window, radiator, storage cupboard.



BREAKFASTING KITCHEN

17'4 x 11'5 narrowing to 6'5 (5.28m x 3.48m narrowing to 1.96m)

Two double glazed windows, radiator, range of wall, base and drawer units with work tops, integrated fridge freezer, plumbed for washing machine, one and half bowl sink with drainer and mixer tap, double eye level oven, hob, upvc cladding to the walls and ceiling, double glazed door to the rear.



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ADDITIONAL IMAGE OF KITCHEN



LANDING

Storage cupboard, access to the loft.

BEDROOM ONE

11'11" x 11' (3.63m x 3.35m)

Double glazed window, radiator, range of fitted wardrobes with over head storage.



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BEDROOM TWO

12'1 x 6'7 (3.68m x 2.01m)

Double glazed window, radiator.



BEDROOM THREE

12'3 x 8'2 (3.73m x 2.49m)

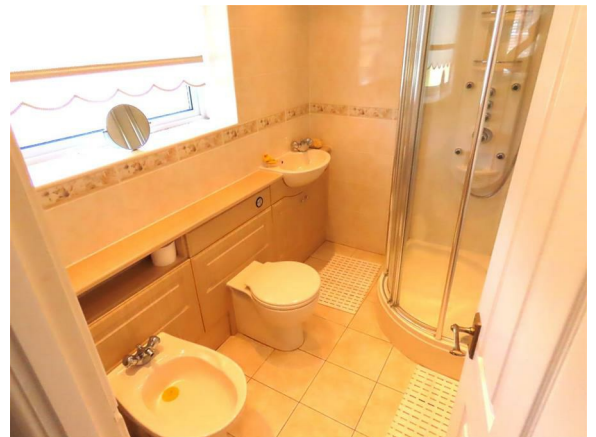
Double glazed window, radiator, storage cupboard.



SHOWER ROOM

8'2 x 5'5 (2.49m x 1.65m)

Double glazed window, corner shower, low lever wc, wash hand basin and a bidet set in a vanity unit, heated towel rail, upvc cladding to the ceiling, tiled walls.



EXTERNALLY

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FRONT

Garden to the front.



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DRIVE AND GARAGE

Paved tandem style drive leading to the garage.



SIDE GARDEN

Hedged garden laid mainly to lawn.



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REAR GARDEN

Enclosed garden which is paved.



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.

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 July 2026)

Flood Risk - River and Sea - Low Risk

Planning Permission - There are currently No planning permission for 35 Hillcrest

<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: 6667A

MORTGAGE
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	67	
(39-54) E		
(21-38) F		

