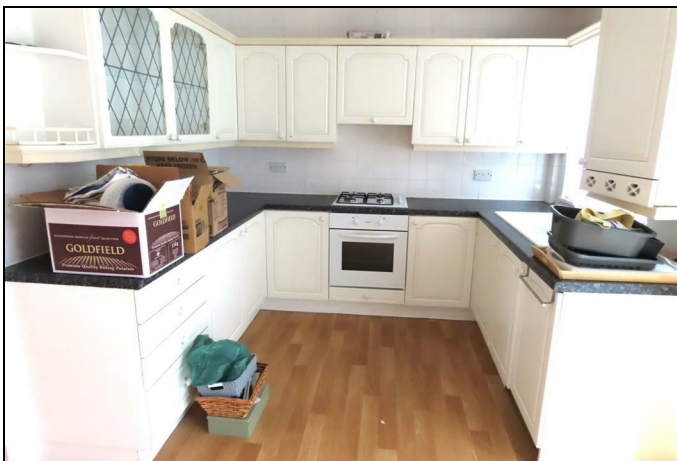


# RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

**17 SALISBURY CLOSE NORTH SEATON ASHINGTON NORTHUMBERLAND  
NE63 9QL**



- THREE BEDROOMS
- NO ONWARD CHAIN
- EPC RATING C
- GAS, ELECTRIC, WATER, DRAINAGE AND SEWERAGE
- MID TERRACE HOUSE
- COUNCIL TAX BAND A
- FREEHOLD PROPERTY
- IDEALLY LOCATED

**Price £89,950**

# 17 SALISBURY CLOSE NORTH SEATON ASHINGTON NORTHUMBERLAND NE63 9QL

Welcome to this terraced house located on Salisbury Close in Ashington. This property boasts three bedrooms, making it an ideal choice for families or first time buyers.

One of the standout features of this home is its convenient location. Situated close to the A189, it offers easy access for commuters heading to Newcastle city centre, ensuring that you can enjoy the vibrant city life. Within driving distance to our lovely coast line with its sandy beaches.

Additionally, this property comes with the advantage of no onward chain, allowing for a smooth and hassle-free purchase process. Whether you are a first-time buyer or looking to invest, this home presents an opportunity to settle in a well-connected area.

## GROUND FLOOR

### LOBBY

Entered via a double glazed door, tiled flooring.



### HALLWAY

Radiator, tiled flooring, dado rail.



### REAR LOBBY

Tiled floor, dado rail, double glazed door.



# 17 SALISBURY CLOSE NORTH SEATON ASHINGTON NORTHUMBERLAND NE63 9QL

## DOWNSTAIRS CLOAKS/WC

Low level wc, tiled floor and walls.



## LOUNGE

12'9 x 13'7 (3.89m x 4.14m)

Double glazed window, radiator, laminate flooring, dado rail, coving.



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## KITCHEN DINER

10'1 x 13'6 (3.07m x 4.11m)

Double glazed window, range of wall, base and drawer units with work tops, oven, gas hob, one and half bowl sink with drainer and mixer tap, laminate flooring, tiled walls, double glazed sliding door to the rear, radiator, cupboard housing the combi boiler.



## FIRST FLOOR LANDING

Storage cupboard, access to the loft via ladders.

## BEDROOM ONE

13' x 11'2 (3.96m x 3.40m)

Double glazed window, radiator, fitted wardrobes.



# 17 SALISBURY CLOSE NORTH SEATON ASHINGTON NORTHUMBERLAND NE63 9QL

## BEDROOM TWO

12'3 x 8'11 (3.73m x 2.72m)

Double glazed window, radiator, two fitted wardrobes.



## BEDROOM THREE

8'7 x 8'6 (2.62m x 2.59m)

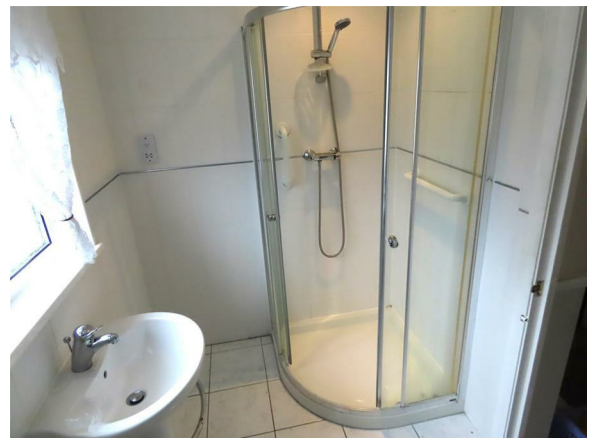
Double glazed window, radiator.



## BATHROOM

5' x 8' (1.52m x 2.44m)

Double glazed window, corner shower, low level wc, wash hand basin, tiled walls and floor, radiator, downlights.



## EXTERNALLY

# 17 SALISBURY CLOSE NORTH SEATON ASHINGTON NORTHUMBERLAND NE63 9QL

## REAR

Garden to the rear with an outhouse.



## FRONT

Garden to the front with gated access to the street.



## 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

# 17 SALISBURY CLOSE NORTH SEATON ASHINGTON NORTHUMBERLAND NE63 9QL

## **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 17 Salisbury Close

<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.

## **VIEWING**

BY APPOINTMENT WITH OUR ASHINGTON OFFICE (01670) 812145/ashington@rickard.uk.com. FILE NO: 6636A

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**MORTGAGE**

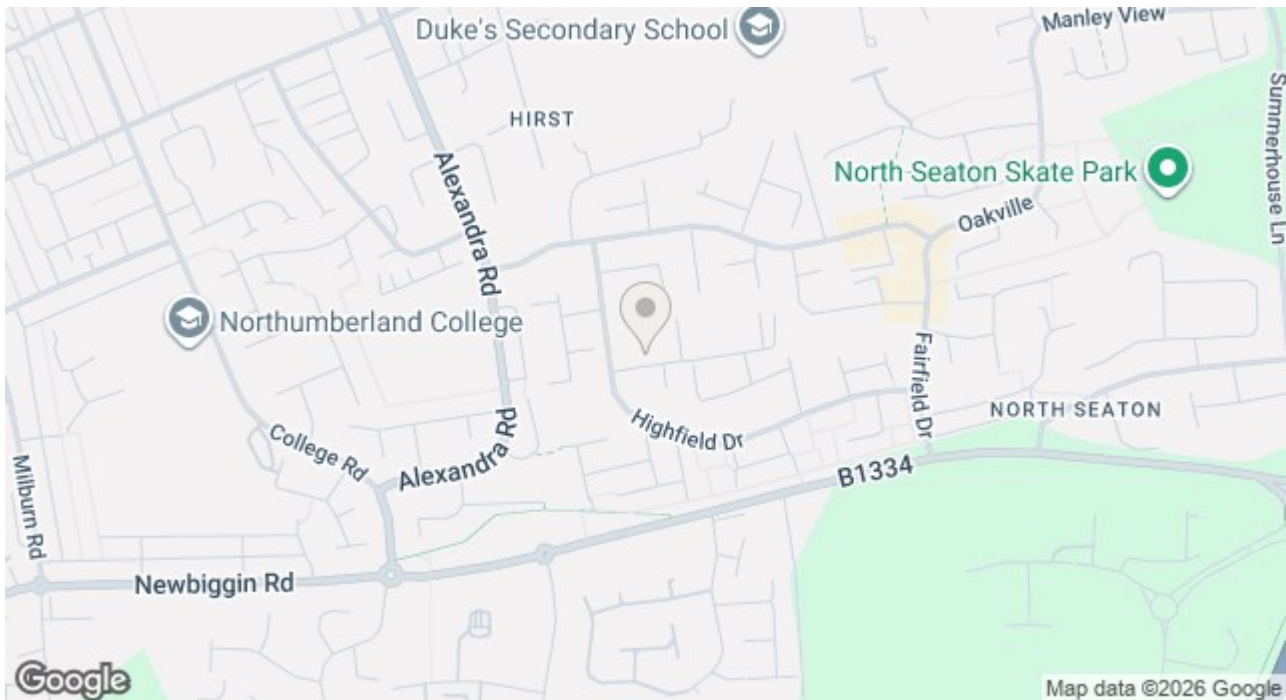
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# Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	78
(55-68) <b>D</b>		
(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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