RICKARD
CHARTERED SURVEYORS & ESTATE AGENTS

36 ARIEL STREET ASHINGTON NE63 9EZ

- ONE DOUBLE BEDROOM FLAT
- IDEAL INVESTMENT OR FIRST BUY
- COUNCIL TAX BAND A
- NO ONWARD CHAIN
- EPC RATING C
- LEASEHOLD

Price £45,000

17/18 Laburnum Terrace, Ashington, Northumberland, NE63 0AJ
Fax: 01670 522765
Email: ashington@rickard.uk.com

01670 812145
www.rickard.uk.com

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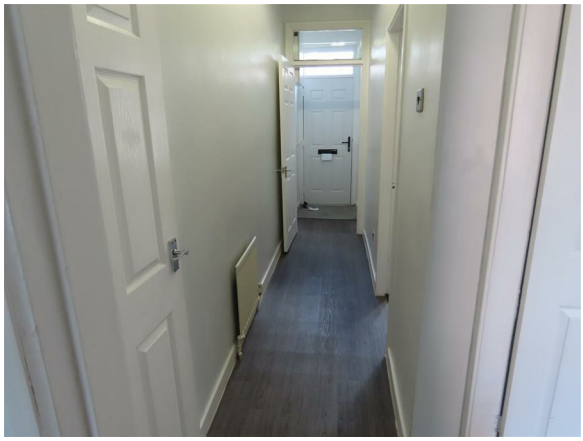
Situated on Ariel Street in the town of Ashington, this spacious flat presents an excellent opportunity for both first-time buyers and savvy investors. The property boasts a spacious double bedroom. A well-appointed reception room.

One of the standout features of this apartment 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 amenities, making it an ideal choice for those who appreciate the convenience of urban living.

Whether you are looking to make your first step onto the property ladder or seeking a promising investment opportunity, this flat on Ariel Street is sure to meet your needs. Don't miss the chance to view this charming property and envision the possibilities it holds for you.

ENTRANCE LOBBY
Entered via a double glazed door.

HALLWAY
radiator, storage cupboard.



BEDROOOM
13'1 x 14'6 (3.99m x 4.42m)
Double glazed window, radiator.

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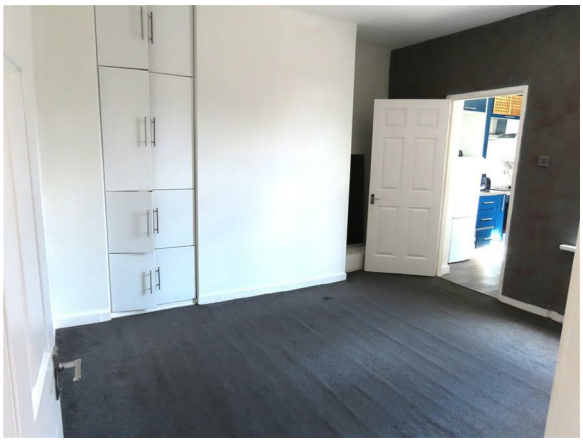
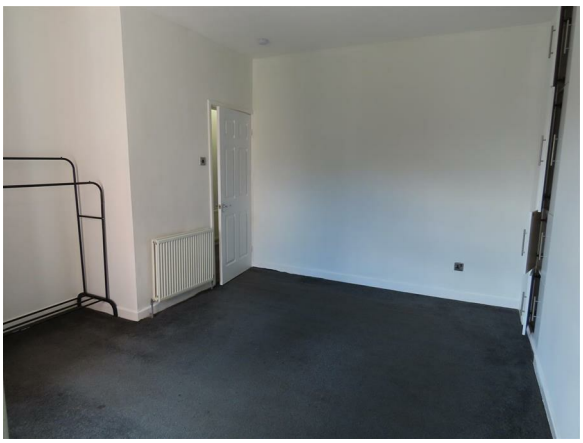
LOUNGE

10'8 x 12'8 (3.25m x 3.86m)

Double glazed window, radiator, storage cupboard.

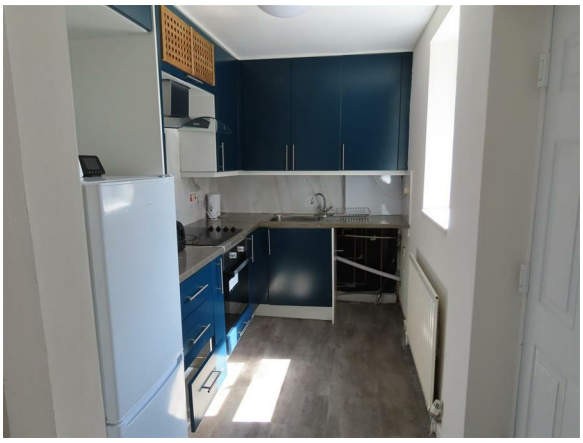




KITCHEN

11'9 x 6'5 (3.58m x 1.96m)

Double glazed window, radiator, wall, base and drawer units with work tops, oven, hob with extractor hood above, laminate flooring.



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BATHROOM

Bath with shower tap, low level wc, wash hand basin, radiator, laminate flooring.

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EXTERNALLY
Shared yard and garden,

TENURE:
WE UNDERSTAND THE PROPERTY IS LEASHOLD, 125 YEAR LEASE FROM 2005, 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

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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.

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 36 Ariel 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.

VIEWING

BY APPOINTMENT WITH OUR ASHINGTON OFFICE (01670) 812145/ashington@rickard.uk.com. FILE NO: 6678A

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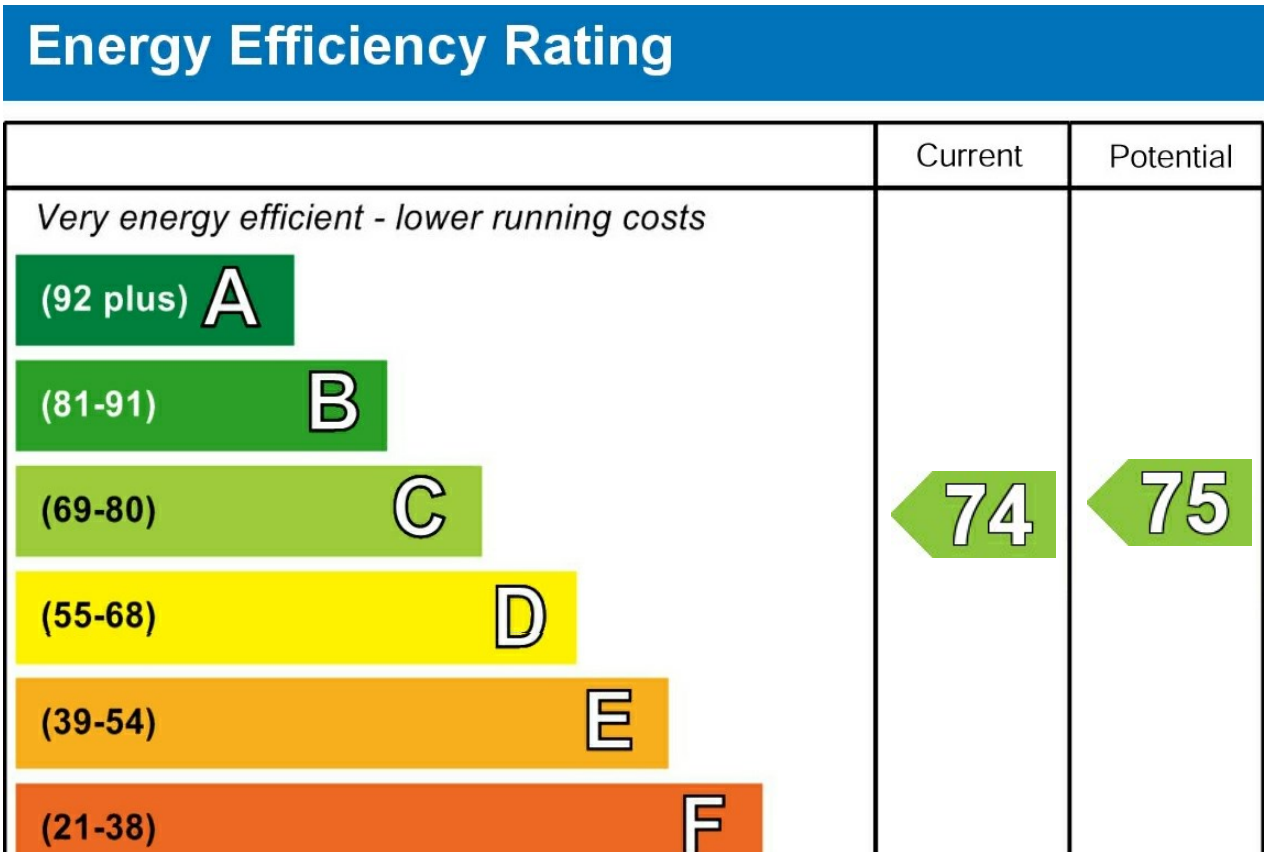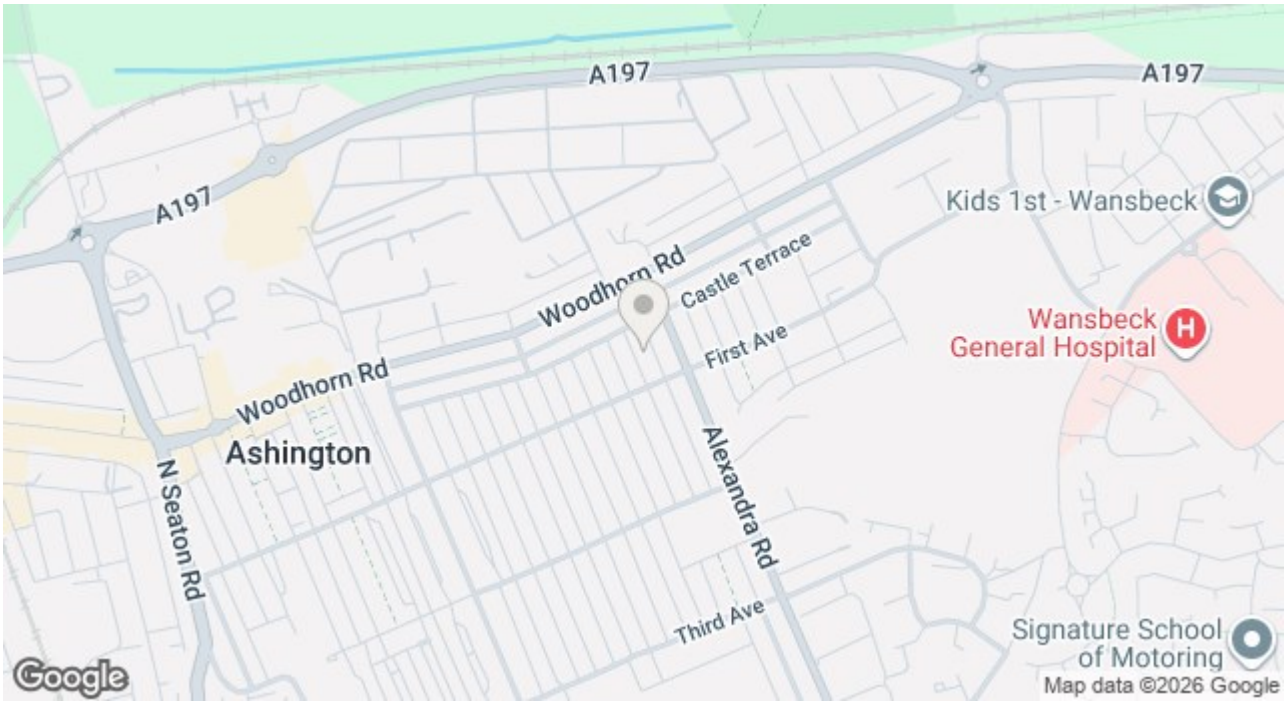
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