

# RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

96 KATHERINE STREET ASHINGTON NORTHUMBERLAND NE63 9DW



- MID TERRACE HOUSE
- GARAGE
- EPC RATING D

- TWO BEDROOMS
- COUNCIL TAX BAND A
- NO UPPER CHAIN

**Price £55,000**

# 96 KATHERINE STREET ASHINGTON NORTHUMBERLAND NE63 9DW

A mid terrace house with front garden, yard and a good sized brick garage at the rear. The accommodation has upvc double glazing and combi gas central heating. spacious lounge/diner, fitted kitchen, bathroom, two bedrooms. Being sold with no onward chain.

## GROUND FLOOR

### ENTRANCE LOBBY

upvc double glazed entrance door, stairs to first floor, white panel door to:-

### LOUNGE

16'0" x 18'11" (4.88 x 5.77)

maximum size to understair recess. Upvc double glazed window to front, double radiator.



### REAR HALL

Built in cupboard, radiator, doors off to kitchen and to bathroom, upvc double glazed door to rear yard.

### KITCHEN

4'0" 26'3" x 4'0" (1.22 8 x 1.22)

Tiled floor, re-fitted with range of floor, drawer and wall units, roll edge worktops, stainless steel electric under oven and hob, extractor hood, integrated dishwasher, Saunier Duval combination gas boiler for central heating, part tiled, radiator, upvc double glazed window.



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## BATHROOM

A refurbished bathroom with Tiled floor, white suite comprising panelled bath, overbath Mira shower fitted, wash basin in vanity and close coupled w.c. in unit, attractive wall tiling, rack radiator, white ash finish clad ceiling, built in double cupboard, extractor.



## FIRST FLOOR

### LANDING

Radiator, upvc double glazed window, loft hatch, white panel doors off.

### BEDROOM 1

15'11" x 8'2" (4.85 x 2.49)

plus alcove, double radiator, upvc double glazed window.



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## BEDROOM 2

12'9" x 11'1" (3.89 x 3.38)

An "L" shaped room, maximum sizes shown. double radiator, upvc double glazed window.



## EXTERNAL

Walkway front access. Front garden paved for easy maintenance.  
Rear yard.

## GARAGE

18'5" x 9'6" (5.61 x 2.90)

A good size brick built garage with up and over door, strip light, door into the yard.

## 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.

## VIEWING ARRANGEMENTS

BY APPOINTMENT THROUGH OUR ASHINGTON OFFICE ON (01670) 812145/ashington@rickard.uk.com

## FILE NUMBER

PLEASE QUOTE REFERENCE NO: 6595a

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**MORTGAGE**

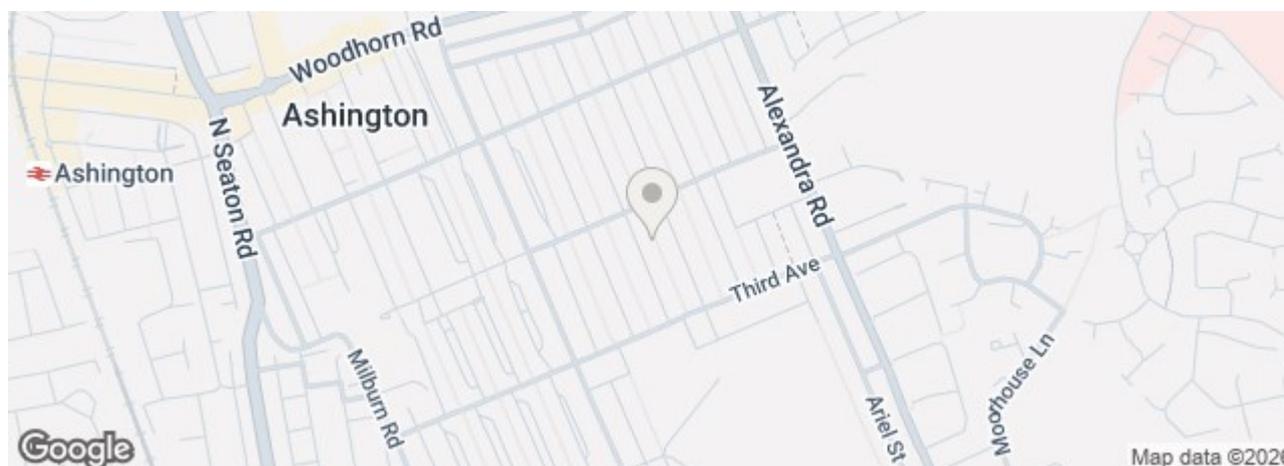
Why not make an appointment to speak to our **Independent** Mortgage Adviser?

PLEASE NOTE:

**Your home may be repossessed if you do not keep up repayments on your mortgage.**

# Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		



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