RICKARD
CHARTERED SURVEYORS & ESTATE AGENTS

84A POPLAR STREET ASHINGTON NE63 0AY

- TWO BEDROOMS
- IDEAL INVESTMENT
- COUNCIL TAX BAND A
- MAINS GCH/ELECTRIC/WATER,DRAINAGE & SEWERAGE
- FIRST FLOOR FLAT
- EPC RATING C
- LEASEHOLD PROPERTY
- WALKING DISTANCE TO THE TOWN CENTRE

Price £39,950

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

01670 812145
www.rickard.uk.com

84A POPLAR STREET ASHINGTON NE63 0AY

Welcome to this first-floor flat located on Poplar Street in the heart of Ashington. This property features two bedrooms, making it an ideal choice for first-time buyers or those looking to downsize. The flat has a reception room.

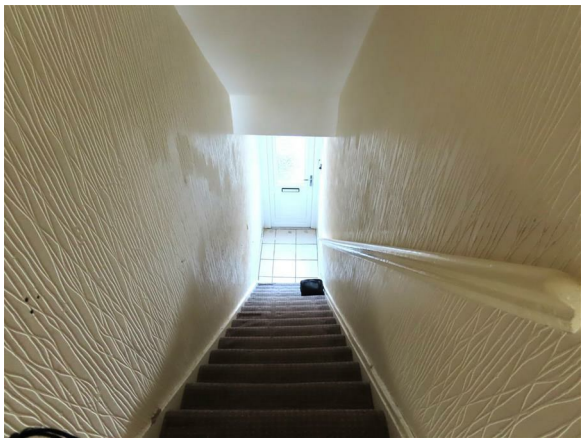
One of the standout features of this property is its convenient location. Situated within walking distance to the town centre, residents will enjoy easy access to a variety of shops, cafes, and local amenities, ensuring that everything you need is just a short stroll away.

This flat is offered with no onward chain, providing a smooth and hassle-free purchasing process. It presents an excellent investment opportunity for those looking to enter the rental market or expand their property portfolio.

With its appealing layout and prime location, this first-floor flat on Poplar Street is a fantastic option for anyone seeking a comfortable and accessible home in Ashington. Don't miss the chance to view this property and discover its potential for yourself.

GROUND GLOOR

LOBBY
Entered via a double glazed door.



FIRST FLOOR LANDING

BEDROOM TWO
7'10 x 11'3 (2.39m x 3.43m)
Double glazed window, radiator.

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BEDROOM ONE
14'6 x 9'8 (4.42m x 2.95m)
Double glazed window, radiator, storage cupboard.

LOUNGE
13'7 x 12'8 (4.14m x 3.86m)
Double glazed window, radiator, three storage cupboards.

REAR LOBBY
Double glazed window.

WET ROOM
Low level wc, wash hand basin, upvc cladding to the walls, walk in shower.

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KITCHEN
9'2 x 8'7 (2.79m x 2.62m)
Double glazed window, wall, base units with work tops, tiled floor and splash back, radiator.

EXTERNALLY

SHARED YARD

TENURE:
WE UNDERSTAND THE PROPERTY IS LEASHOLD. 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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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 84 Poplar 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.

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 6632A

MORTGAGE
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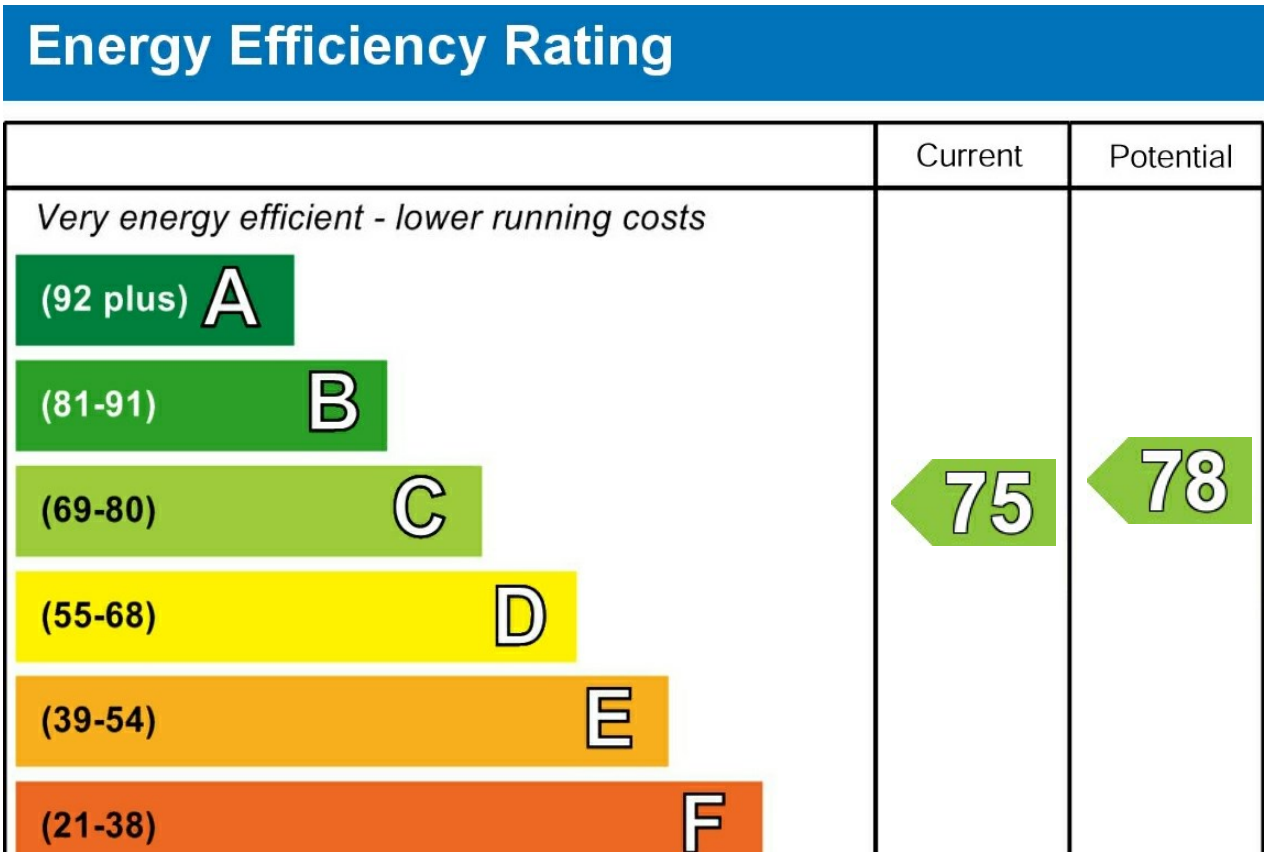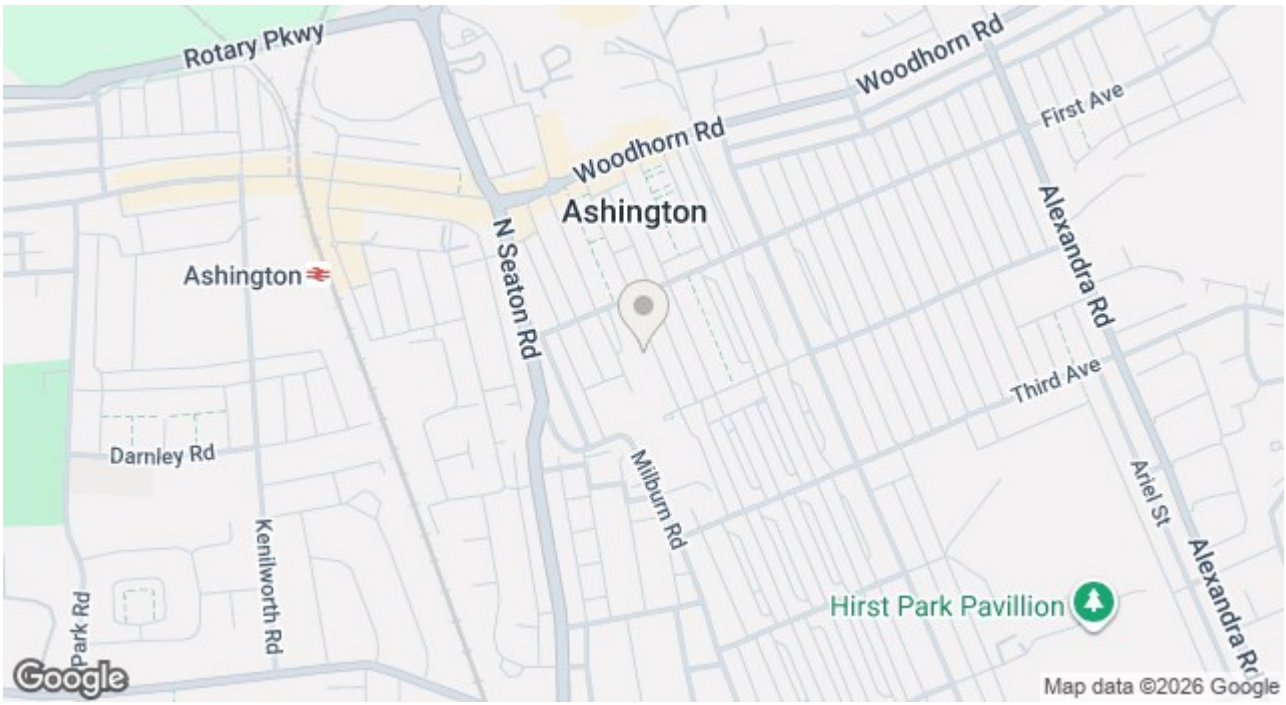
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