

# RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

**198 ARIEL STREET ASHINGTON NORTHUMBERLAND NE63 9NG**



- TWO BEDROOM MID TERRACE
- COUNCIL TAX BAND A
- MAINS GCH/ELECTRIC/WATER,DRAINAGE & SEWERAGE

- EPC RATING C
- FREEHOLD PROPERTY
- OVER LOOKING HIRST PARK

**Offers Over £75,000**

# 198 ARIEL STREET ASHINGTON NORTHUMBERLAND NE63 9NG

situated on Ariel Street in town of Ashington, this terraced house presents an excellent opportunity for first-time buyers or investors. The property boasts two double bedrooms, providing ample room for relaxation and rest. A well-appointed reception room.

One of the standout features of this home is its picturesque view overlooking Hirst Park, allowing residents to enjoy the beauty of nature right from their doorstep.

With no onward chain, this home is ready for you to move in to, making it an attractive option for those looking to settle. Whether you are seeking a new place to call home or an investment opportunity, this property on Ariel Street is sure to meet your needs. Don't miss the chance to explore this lovely house and envision the possibilities it holds for you.

## GROUND FLOOR

### LOBBY

Entered via a double glazed door, radiator.



### LOUNGE

12'3 x 13' (3.73m x 3.96m)

Double glazed window, radiator, storage cupboard, fire surround, electric coal effect fire inset, storage cupboards in each alcove.





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## KITCHEN DINER

8'6 x 15'9 (2.59m x 4.80m)

Double glazed window, radiator, range of wall, base and drawer units with work tops, tiled splash back, one and half bowl sink with drainer and mixer tap, laminate flooring.



## REAR LOBBY

Double glazed door to the rear yard.

## BATHROOM

8'11 x 7'5 (2.72m x 2.26m)

Double glazed window, radiator, bath, low level wc, wash hand basin, tiled splash back.



## FIRTS FLOOR LANDING

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## BEDROOM ONE

12'11 x 12'2 (3.94m x 3.71m)

Double glazed window, radiator, storage cupboard.



## BEDROOM TWO

9'4 x 13'6 (2.84m x 4.11m)

Double glazed window, radiator, wall to wall fitted wardrobes.



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## EXTERNALLY

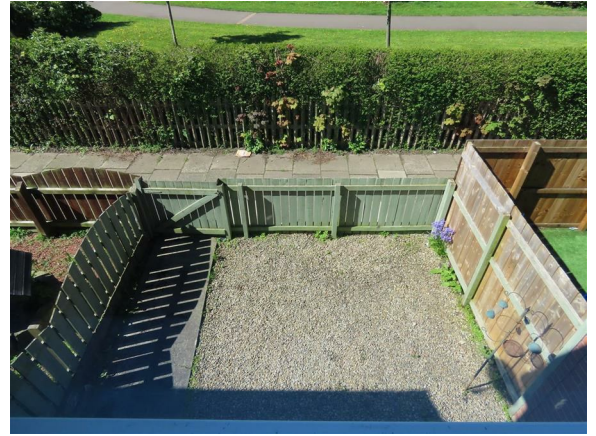




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## FRONT

Garden to the front with gated access to the street.



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## BACK

yard to the rear with double gates, outside storage.



## 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

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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 April 2026)

Flood Risk - River and Sea - Low Risk

Planning Permission - There are currently No planning permission for 198 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.

## **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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## MORTGAGE

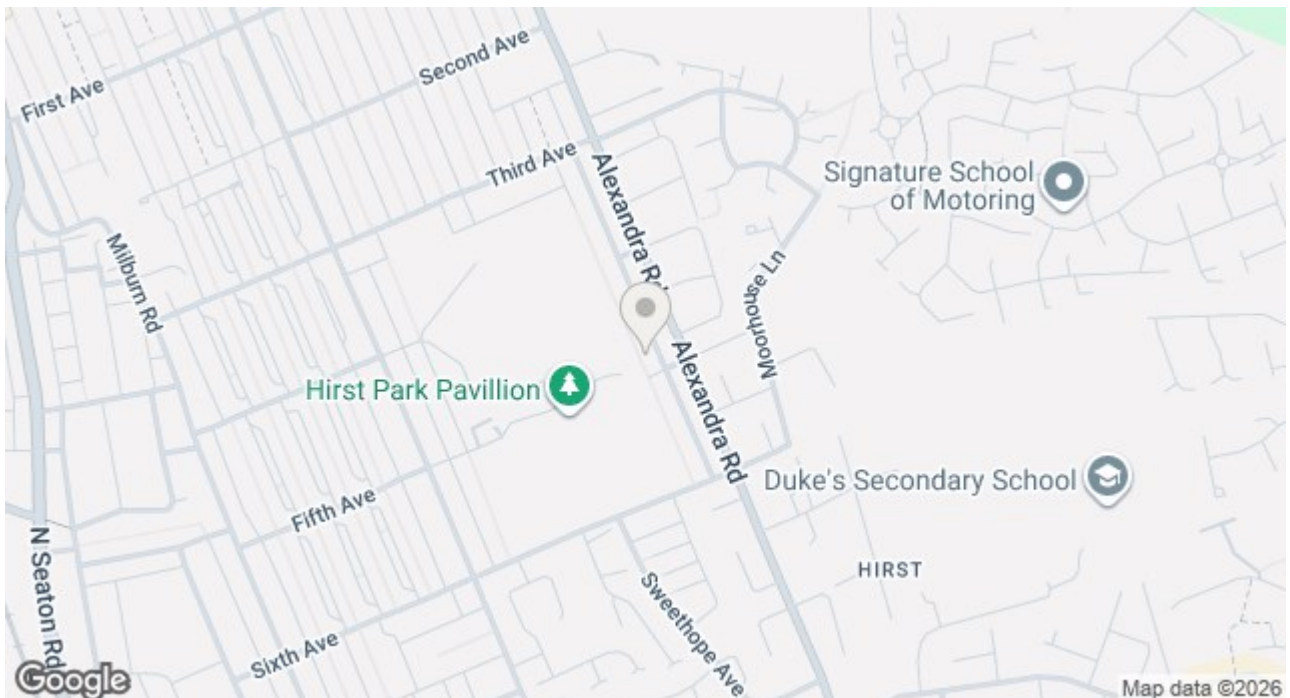
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# Energy Efficiency Rating

|                                             | Current   | Potential |
|---------------------------------------------|-----------|-----------|
| Very energy efficient - lower running costs |           |           |
| (92 plus) <b>A</b>                          |           |           |
| (81-91) <b>B</b>                            |           | <b>84</b> |
| (69-80) <b>C</b>                            | <b>69</b> |           |
| (55-68) <b>D</b>                            |           |           |
| (39-54) <b>E</b>                            |           |           |
| (21-38) <b>F</b>                            |           |           |



[www.rickard.uk.com](http://www.rickard.uk.com)

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Regulated by RICS

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