RICKARD
CHARTERED SURVEYORS & ESTATE AGENTS

211 ROSALIND STREET ASHINGTON NE63 9BB







- TWO DOUBLE BDROOMS
- FREEHOLD PROPERTY
- COUNCIL TAX BAND A
- MID TERRACE
- EPC RATING C
- MAINS GCH/ELECTRIC/WATER,DRAINAGE & SEWERAGE

Price £85,000

17/18 Laburnum Terrace, Ashington, Northumberland, NE63 0AJ
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211 ROSALIND STREET ASHINGTON NE63 9BB

Welcome to this terraced house located on Rosalind Street, Ashington. This property features a well-proportioned reception room.

The house includes a bathroom, ensuring convenience for daily routines. The property also benefits from parking for one vehicle, a valuable asset in this area

One of the standout features of this home is its prime location. It is within walking distance to local amenities, providing easy access to shops, cafes, and essential services. Additionally, excellent transport links are nearby, making commuting a breeze.

GROUND FLOOR

PORCH
Entered via a double glazed door, double glazed window, tiled floor.

LOUNGE
15'5 x 17'5 (4.70m x 5.31m)
Double glazed window, radiator, laminate flooring, fire surround, gas living flame fire.





DINING ROOM
7'5 x 10'6 (2.26m x 3.20m)
Double glazed window, radiator, double glazed door, tiled floor, velux style window to the ceiling.



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KITCHEN

11'6 x 8'4 (3.51m x 2.54m)

Double glazed window, radiator, range of wall, base and drawer units with work tops, one and half bowl with drainer and mixer tap, plumbed for washing machine, oven and hob.



BATHROOM

Corner bath, low level wc, wash hand basin, radiator, two double glazed windows.





FIRST FLOOR LANDING

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BEDROOM ONE
9'5 x 15'5 (2.87m x 4.70m)
Double glazed window radiator.





BEDROOM TWO
Double glazed window radiator, Baxi combi boiler (2 year old).

EXTERNALLY

BACK
Yard to the rear with off street parking.

FRONT
Paved 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.

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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.

REFERRAL FEE DISCLOSURE

Rickard may recommend the services of selected solicitors or conveyancers. Where a client chooses to instruct a firm recommended by us, Rickard may receive a referral fee from that firm. This will be no more than £100 per individual instruction, or up to £200 where the firm is instructed to act for both the buyer and seller in the same transaction.
There is no obligation to use any solicitor or conveyancer recommended by Rickard, and you are free to appoint a legal representative of your own choosing.

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 October 2026)

Flood Risk - River and Sea - Loew Risk

Planning Permission - There are currently No planning permission for this property
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

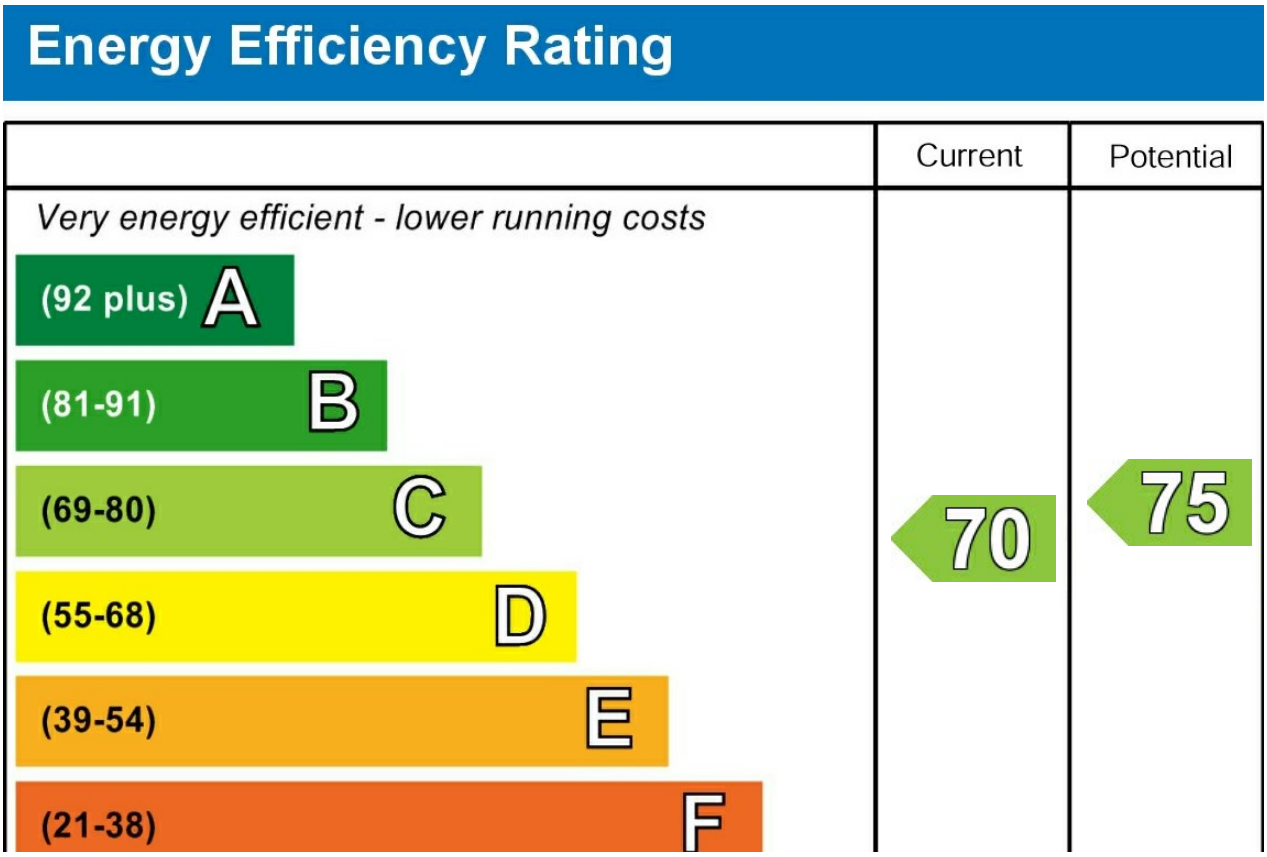
BY APPOINTMENT WITH OUR ASHINGTON OFFICE (01670) 812145/ashington@rickard.uk.com. File no: 6692a

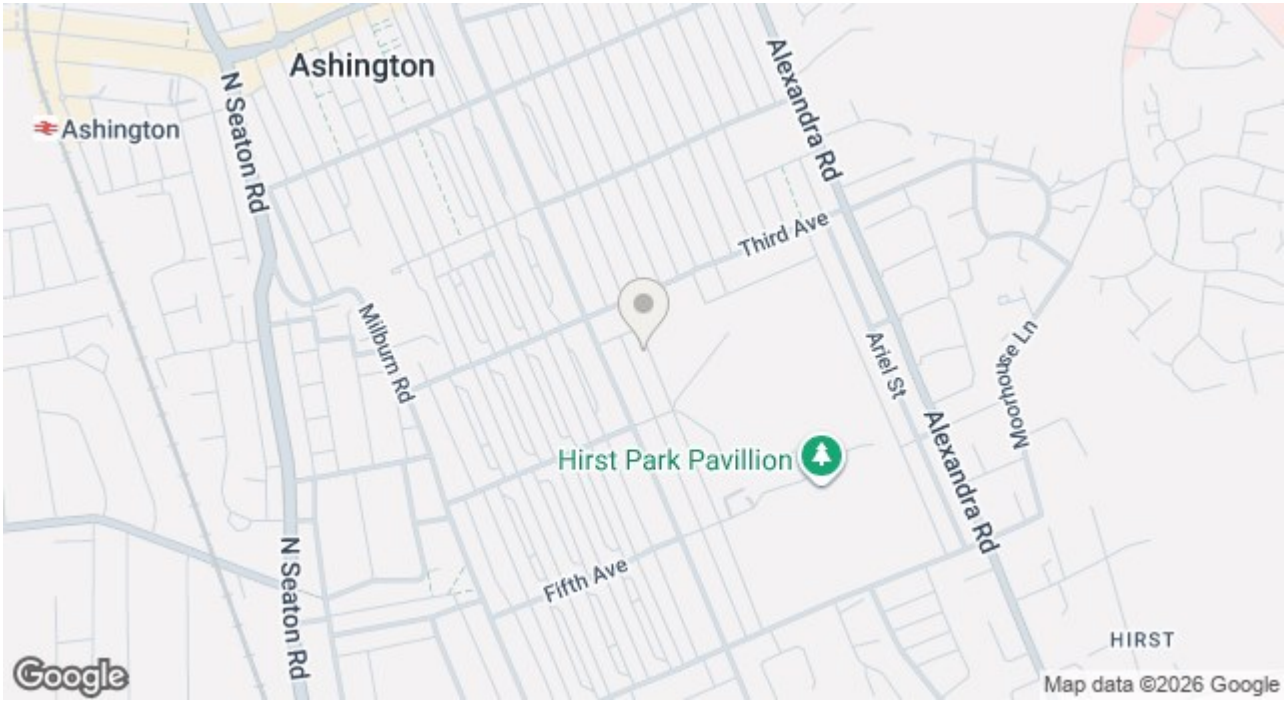
AGENTS NOTE:

Loft space boarded with electric supply.

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.





Registered in England company number 6314212

VAT registration number 175 8808 19

Regulated by RICS

www.rickard.uk.com

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