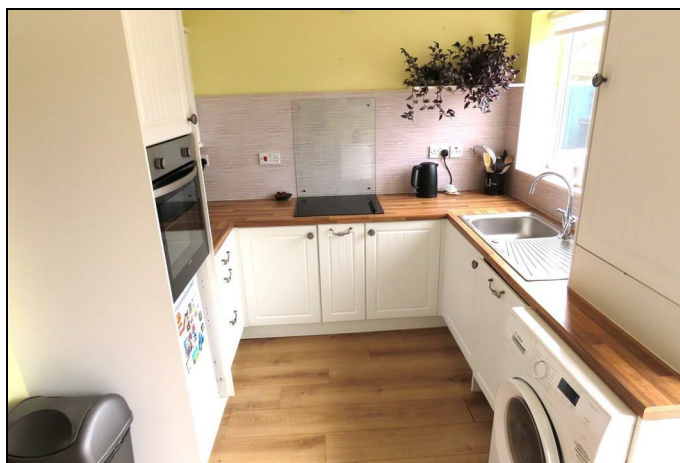
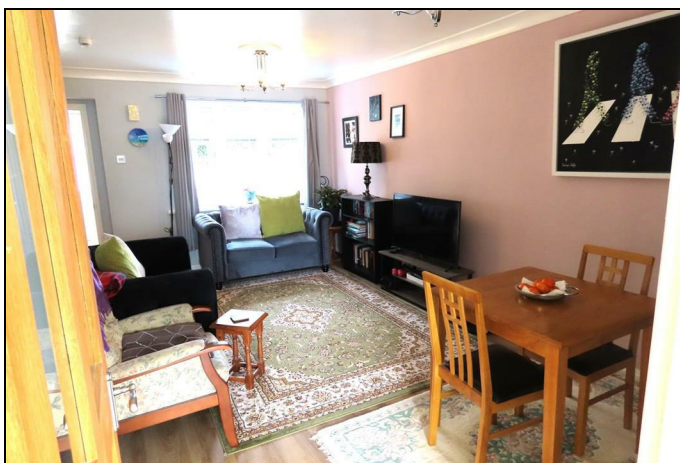


RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

1 CHURCH MEWS ASHINGTON NORTHUMBERLAND NE63 8HA



- MODERN END LINK
- EPC C
- FREEHOLD PROPERTY

- THREE BEDROOMS
- COUNCIL TAX BAND A
- MAINS GCH/ELECTRIC/WATER,DRAINAGE & SEWERAGE

Price £145,000

1 CHURCH MEWS ASHINGTON NORTHUMBERLAND NE63 8HA

Nestled on Church Mews, Ashington, this modern end-terrace house presents an excellent opportunity for first-time buyers or families seeking a comfortable home. The property boasts three bedrooms, providing ample space for relaxation and rest. The inviting reception, the bathroom is conveniently located to cater to the needs of the household.

One of the standout features of this property 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. Additionally, the excellent transport links in the area ensure that commuting to nearby towns and cities is both convenient and efficient.

This terraced house combines modern living with a sense of community, making it an ideal choice for those looking to settle in a vibrant neighbourhood. With its appealing features and strategic location, this property is not to be missed. Whether you are starting your journey as a homeowner or seeking a family-friendly environment, this home in Ashington is ready to welcome you.

GROUND FLOOR

ENTRANCE PORCH

Upvc double glazed entrance door and upvc double glazed window, wood laminate flooring, panelled and glazed door to:-



LOUNGE

17'2" x 13'0" (5.23 x 3.96)

Double glazed window, radiator, laminate flooring.



1 CHURCH MEWS ASHINGTON NORTHUMBERLAND NE63 8HA

BREAKFASTING KITCHEN

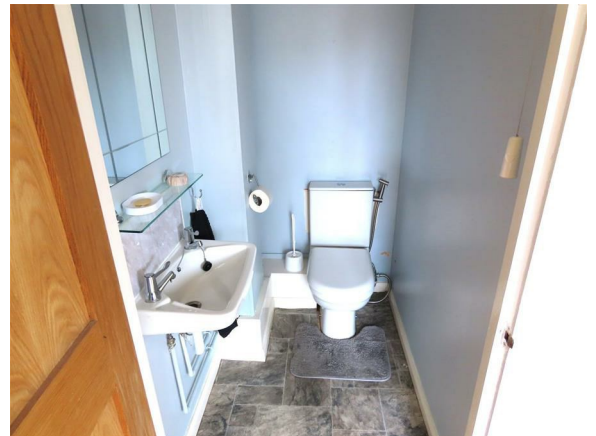
13'0" x 8'5" (3.96 x 2.57)

Kitchen area with fitted range of beechwood finish floor, drawer and wall units, roll edge worktops, single drainer stainless steel sink unit, plumbing for automatic washer, electric cooker and extractor hood, tiled splash back, wall mounted gas central heating boiler, (new 2026), dish washer included, upvc double glazed window, radiator, upvc door with double glazed side panel to the rear and panelled door to:-



CLOAKS/W.C.

With white suite comprising wash hand basin with tiled splashback, close coupled w.c. (toilet fitted 2025)



FIRST FLOOR

LANDING

Spindle balustrade, built in cupboard, panelled doors off.



1 CHURCH MEWS ASHINGTON NORTHUMBERLAND NE63 8HA

BEDROOM ONE

9'8" x 8'2" (2.95 x 2.49)

built in double storage cupboard, radiator, upvc double glazed window to front.



BEDROOM TWO

11'5" x 6'2" (3.48 x 1.88)

radiator, upvc double glazed window to rear.



1 CHURCH MEWS ASHINGTON NORTHUMBERLAND NE63 8HA

BEDROOM THREE

6'11" x 6'5" (2.11 x 1.96)

radiator, upvc double glazed window to rear.



BATHROOM/W.C.

Walk in shower cubicle, pedestal washbasin with tiled splashback, close coupled w.c. (loo fitted 2025)
radiator, extractor, tiled floor.



EXTERNAL

1 CHURCH MEWS ASHINGTON NORTHUMBERLAND NE63 8HA

REAR GARDEN

Rear garden with double gates providing off street parking.



FRONT

Town garden to the front with gated access to the main 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.

1 CHURCH MEWS ASHINGTON NORTHUMBERLAND NE63 8HA

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 Aug 26)

Flood Risk - River and Sea - Low Risk

Planning Permission - There are currently no planning permission for 1 Church Mews

<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.

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

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.

FILE NUMBER

PLEASE QUOTE REFERENCE NO: 6683A

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		89
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		

