RICKARD
CHARTERED SURVEYORS & ESTATE AGENTS

26 KILBOURN STREET ESSENDENE RISE, NORTH SEATON ASHINGTON NE63 0FF

- TWO BEDROOMS MODERN HOME
- COUNCIL TAX BAND B
- MAINS GCH/ELECTRIC/WATER,DRAINAGE & SEWERAGE
- FREEHOLD PROPERTY
- EPC RATING B

Price £145,000

17/18 Laburnum Terrace, Ashington, Northumberland, NE63 0AJ
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www.rickard.uk.com

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Nestled on Kilbourn Street in the desirable area of Essendene Rise, North Seaton, Ashington, this modern end terraced house presents an excellent opportunity for first-time buyers. The property boasts two well-proportioned bedrooms, making it perfect for small families or those looking to start their journey into homeownership.

Upon entering, you will find a welcoming reception room that offers a comfortable space. The house is equipped with fitted appliances in the kitchen, ensuring that you have everything you need to create delightful meals and enjoy the convenience of modern living.

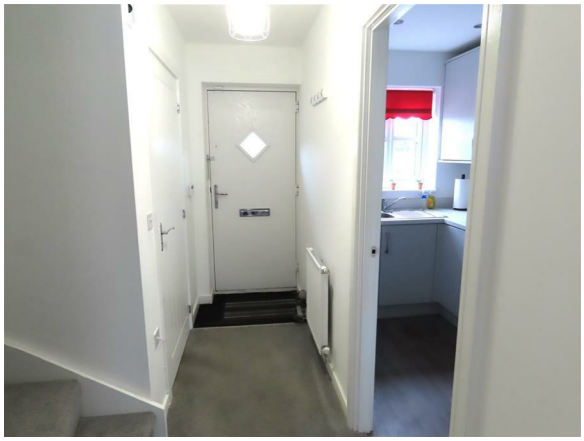
One of the standout features of this property is the absence of an onward chain, allowing for a smoother purchase process. Additionally, the property includes parking for two vehicles, a valuable asset in today's market.

The location is ideal, providing easy access to local amenities and transport links, making it a practical choice for those commuting or seeking a vibrant community atmosphere. This charming home is not just a property; it is a place where memories can be made. Do not miss the chance to view this delightful home that combines modern living with a convenient location.

GROUND FLOOR

LOBBY

Entered via a double glazed door, radiator.



DOIWNSTAIRS WC

Low level wc, wash hand basin, radiator.

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KITCHEN

5'8 x 11'2 (1.73m x 3.40m)

Double glazed window, range of modern wall, base and drawer units with complimenting work tops and matching upstands, built in oven, hob with extractor hood above, integrated fridge freezer and washer/dryer, one and a half bowl sink with drainer and mixer tap, radiator, laminate flooring.

LOUNGE

12'6 x 14'1 (3.81m x 4.29m)

Double glazed French doors, double glazed windows to either side, radiator, storage cupboard.

FIRST FLOOR LANDING

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BEDROOM ONE

9'6 x 12'5 (2.90m x 3.78m)

Double glazed window, radiator, wardrobes.

BEDROOM TWO

9'5 x 10'6 (2.87m x 3.20m)

Double glazed window, radiator, wardrobes, storage cupboard.

BATHROOM

bath with shower over, low level wc, wash hand basin, radiator, tiled floor and walls.

FRONT

Drive to the front side access to the rear.

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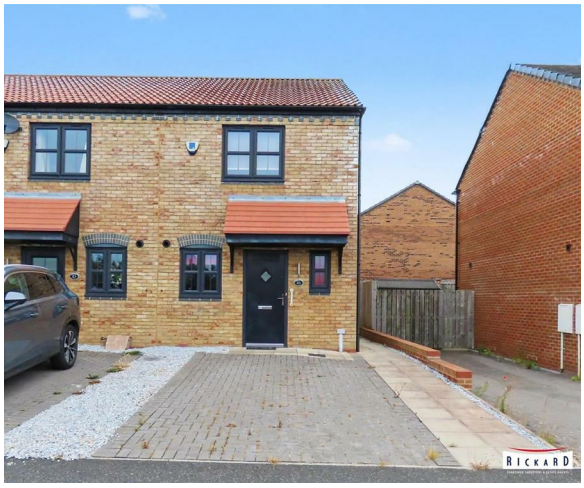
REAR
Lawned garden, shed.



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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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.

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 July 2026)

Flood Risk - River and Sea - Low Risk

Planning Permission - There are currently no planning permission for 26 Kilbourn 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.

VIEWING ARRANGEMENTS

BY PRIOR ARRANGEMENT THROUGH OUR ASHINGTON OFFICE (01670) 812145. FILE NO: 6671a

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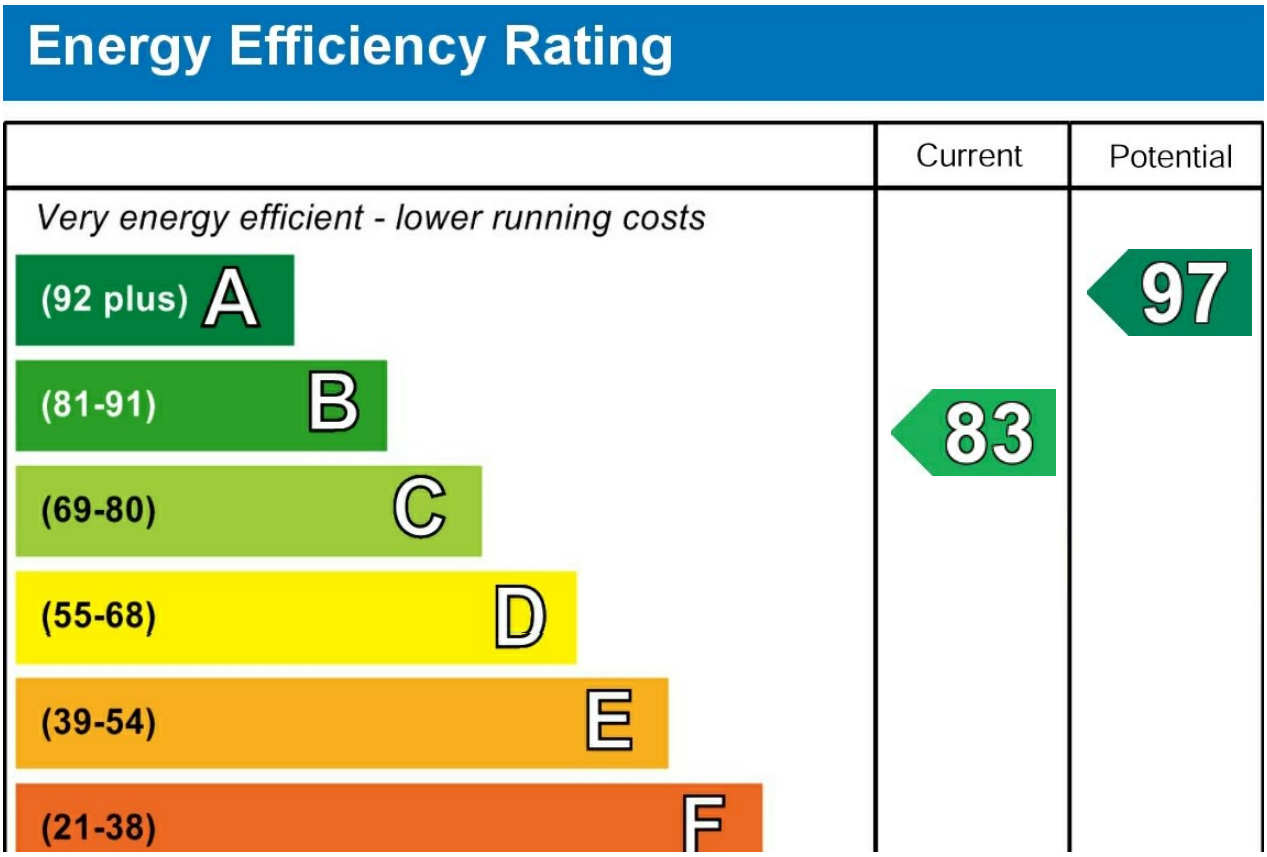

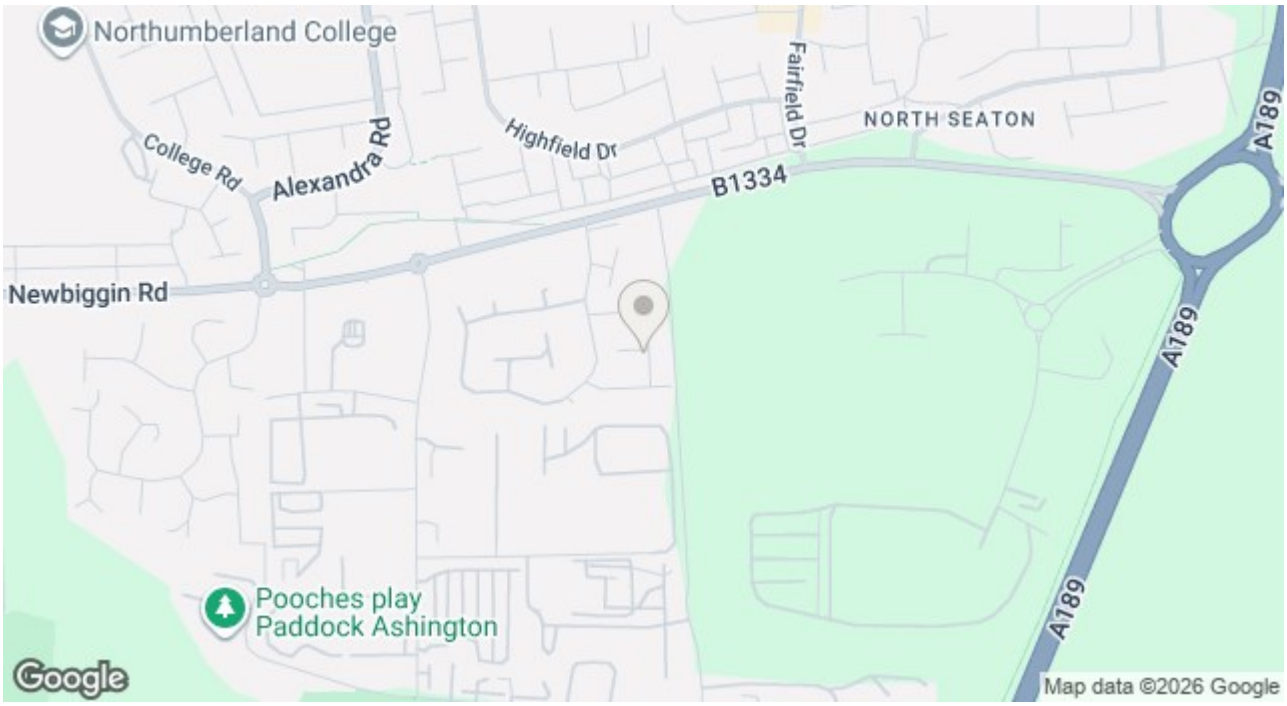

www.rickard.uk.com

Registered in England company number 6314212

VAT registration number 175 8808 19

Regulated by RICS

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