

RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

75 ARIEL STREET ASHINGTON NORTHUMBERLAND NE63 9HA



- WAS PREVIOUSLY THREE BEDROOMS
- COUNCIL TAX BAND A
- EPC RATING C

- TOTALLY REFURBISHED INTERNALLY
- FREEHOLD PROPERTY
- MAINS GCH/ELECTRIC/WATER, DRAINAGE & SEWERAGE

Price £85,000

75 ARIEL STREET ASHINGTON NORTHUMBERLAND NE63 9HA

Situated on Ariel Street in the town of Ashington, this mid-terrace house presents an excellent opportunity for both first-time buyers and those seeking a comfortable rental property. With two well-proportioned bedrooms, this home has been thoughtfully refurbished throughout, ensuring a modern and inviting atmosphere.

Upon entering, you will find a spacious reception room that serves as the perfect space for relaxation or entertaining guests. The interior has been meticulously updated, providing a fresh and modern feel while retaining the character of a traditional terraced home. The property was previously a three-bedroom house, allowing for the potential to convert back if desired, offering flexibility to suit your needs.

The bathroom is well-appointed, designed for both functionality and comfort. The property benefits from being sold with no upper chain, making the purchasing process straightforward.

this home is conveniently situated close to local amenities, schools, and transport links, making it an ideal choice for families and professionals alike.

GROUND FLOOR

ENTRANCE LOBBY

Double glazed door, laminate flooring, radiator.



LOUNGE

15' x 13'1 (4.57m x 3.99m)

Double glazed window, radiator, laminate flooring, fire surround with marble effect back and hearth, coal effect electric fire inset, coving, storage cupboard, door leading to;



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KITCHEN DINER

12' x 18'9 (3.66m x 5.72m)

Double glazed French doors leading to the yard, radiator, laminate, range of modern wall, base and drawer units with complimenting work tops, modern tiled splash back, oven, hob with an extractor fan above, downlights to the ceiling, sink with drainer and mixer tap, double glazed door to the rear.



FIRST FLOOR LANDING

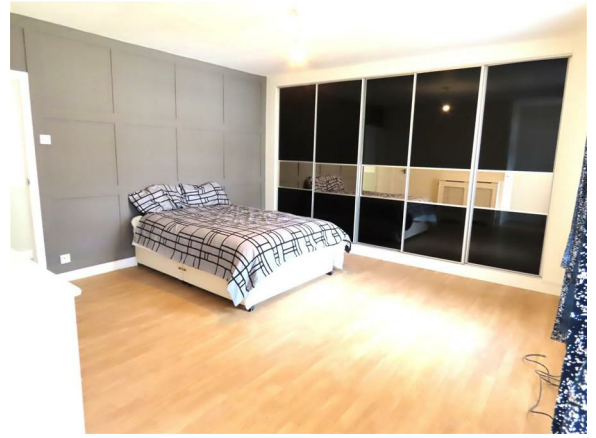
Access to the loft via pull down ladder

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MASTER BEDROOM

15'2 x 17'11 narrowing to 13'3 (4.62m x 5.46m narrowing to 4.04m)

Two double glazed windows, two radiators, laminate flooring, storage cupboard, wall to wall fitted wardrobes with sliding doors, feature panelling bed wall.



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BEDROOM TWO

11'9 x 12'2 (3.58m x 3.71m)

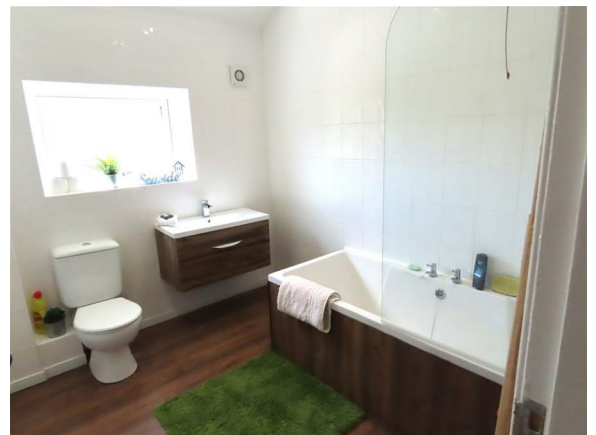
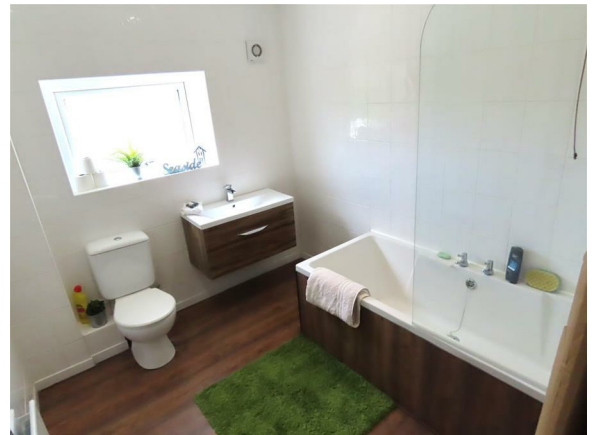
Double glazed window, radiator, laminate flooring.



MODERN BATHROOM

7'6 x 9'2 (2.29m x 2.79m)

Double glazed window, radiator, bath with shower over and shower screen, contemporary vanity unit with a ceramic sink inset, low level wc.



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EXTERNALLY

Garden to the front and yard to the rear.



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

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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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 May 2026)

Flood Risk - River and Sea - Low Risk

Planning Permission - There are currently No planning permission for 75 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.

VIEWING

BY APPOINTMENT WITH OUR ASHINGTON OFFICE (01670) 812145/ashington@rickard.uk.com. FILE NO: 6654A

MORTGAGE

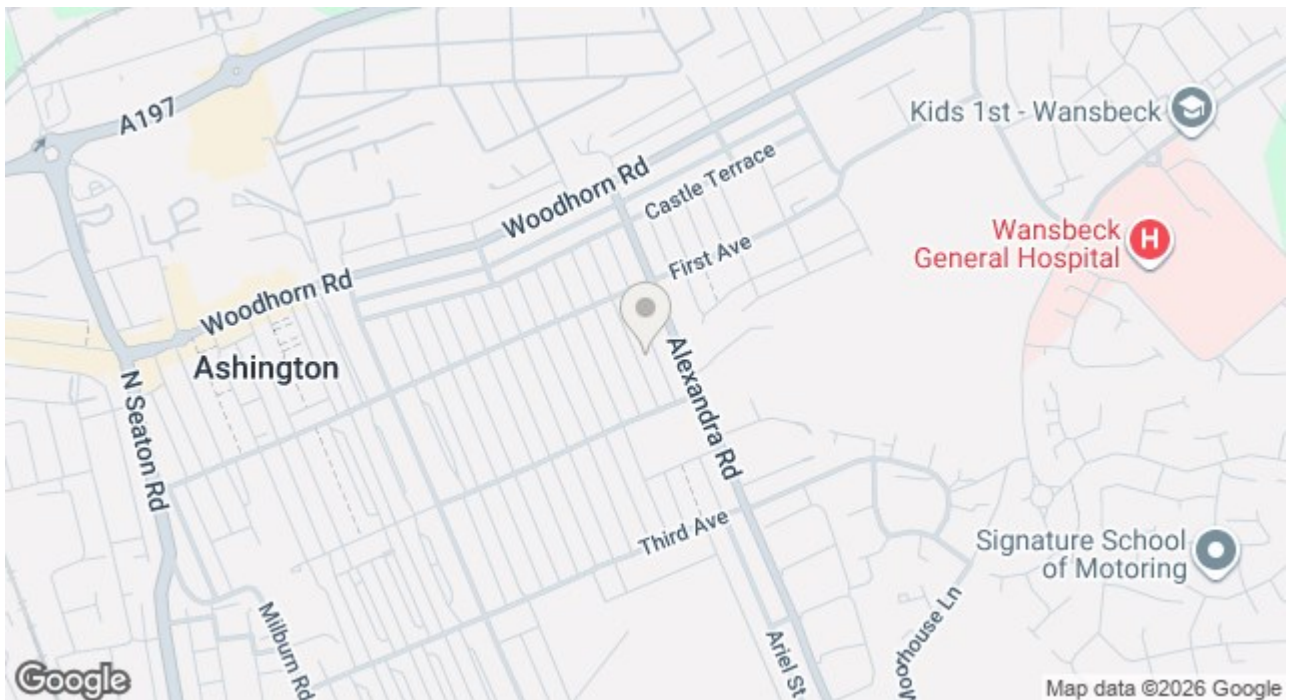
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Energy Efficiency Rating

| | Current | Potential |
|---|-----------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 87 |
| (69-80) C | 74 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |



www.rickard.uk.com

Registered in England company number 6314212

VAT registration number 175 8808 19

Regulated by RICS

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