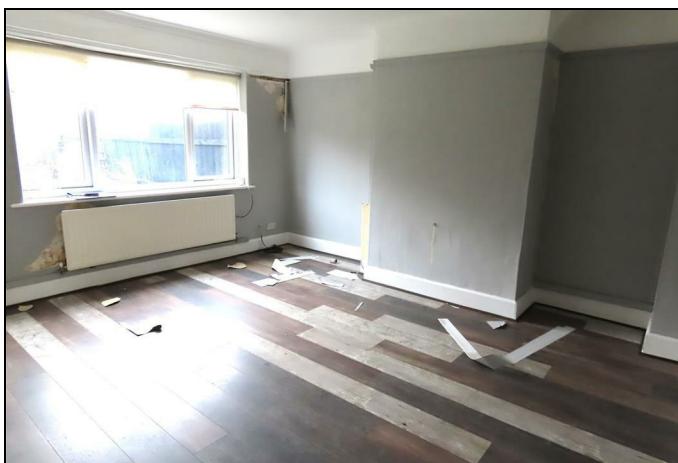


# RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

## 2 WANSBECK STREET NORTH SEATON COLLIERY ASHINGTON NORTHUMBERLAND NE63 0XJ



- TWO BEDROOMS
- EPC RATING TBC
- FREEHOLD

- SPACIOUS LOUNGE
- COUNCIL TAX BAND A
- MAINS GCH/ELECTRIC/WATER,DRAINAGE & SEWERAGE

**Price £55,000**

# 2 WANSBECK STREET NORTH SEATON COLLIERY ASHINGTON NORTHUMBERLAND NE63 0XJ

Nestled in North Seaton Colliery a little village of Ashington, this terraced house on Wansbeck Street presents an excellent opportunity for both first-time buyers and seasoned investors alike. Spanning a comfortable 775 square feet, the property boasts two well-proportioned bedrooms.

One of the standout features of this home is its status as a no onward chain property, allowing for a smooth and efficient purchasing process. This aspect is particularly appealing for those eager to settle into their new abode without unnecessary delays.

Situated in a small village, the location offers a peaceful environment while still being within reach of local amenities and transport links.

Whether you are looking to invest in a rental property or seeking a charming home to call your own, this two-bedroom terraced house on Wansbeck Street is a great find that should not be overlooked.

## GROUND FLOOR

### KITCHEN

6'8 x 15'7 (2.03m x 4.75m)

Two double glazed windows, radiator, range of wall, base and drawer units with work tops, sink with drainer and mixer tap, double glazed door.

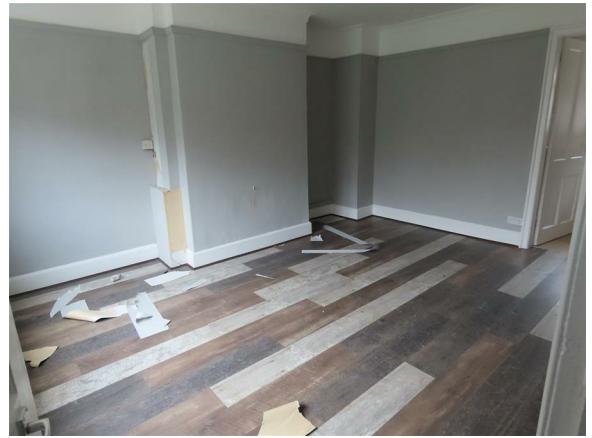


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## LOUNGE

14'5 x 15'7 (4.39m x 4.75m)

Double glazed window, radiator, laminate flooring.



## LOBBY

Double glazed door.

## FIRST FLOOR LANDING

### MASTER BEDROOM

11'1 x 15'7 (3.38m x 4.75m)

Two double glazed windows, radiator, storage cupboard.



# 2 WANSBECK STREET NORTH SEATON COLLIERY ASHINGTON NORTHUMBERLAND NE63 0XJ

## BEDROOM TWO

8'5 x 10'10 (2.57m x 3.30m)  
Double glazed window, radiator.



## BATHROOM

7'7 x 6'1 (2.31m x 1.85m)  
Double glazed window, bath with shower tap, low level wc, wash hand basin.



## EXTERNALLY

**2 WANSBECK STREET NORTH SEATON COLLIERY ASHINGTON  
NORTHUMBERLAND NE63 0XJ**

**FRONT**

Enclosed garden to the front which is laid to lawn.



**REAR**

Yard to the rear.



# 2 WANSBECK STREET NORTH SEATON COLLIERY ASHINGTON NORTHUMBERLAND NE63 0XJ

## 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

## 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.

## 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 - (Ofcom Broadband checker Feb 2025)

Flood Risk - River and Sea - Low

Planning Permission - There are currently no planning permission for 2 Wansbeck 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.

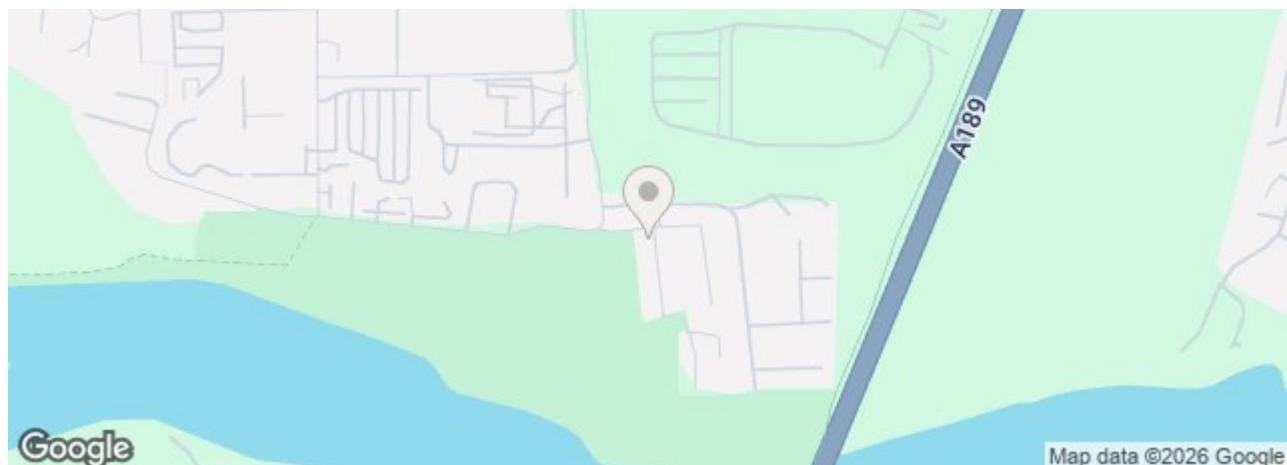
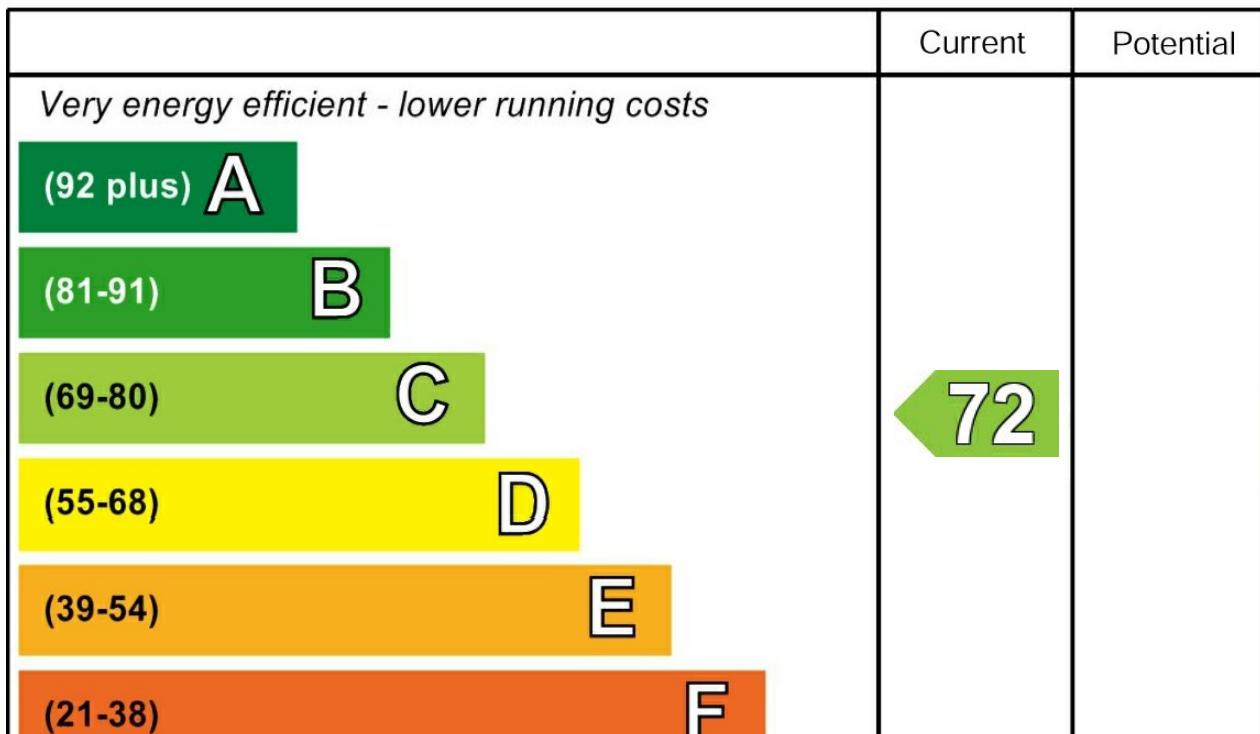
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## Energy Efficiency Rating



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