

# RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

69 PORTIA STREET ASHINGTON NORTHUMBERLAND NE63 9DU



- Mid Terrace House
- Upvc D.G. Gas C.H.
- council tax band A
- Two bedrooms

- Large Rear Yard
- Spacious Kitchen/diner
- epc rating D

**Price £55,000**

# 69 PORTIA STREET ASHINGTON NORTHUMBERLAND NE63 9DU

An mid terrace house with paved front garden and a large rear yard offering on site parking for at least 2 cars. The accommodation has upvc double glazing and gas central heating. G.F. Entrance lobby, lounge, spacious dining kitchen. F.F. two double bedrooms. BEING SOLD WITH TENANT INSITU.

## GROUND FLOOR

### ENTRANCE LOBBY

upvc double glazed entrance door with stained glass panes, radiator, stairs to first floor, white panel style door to:-

### LOUNGE

14'6" x 14'0" (4.42 x 4.27)

upvc double glazed window to front, radiator, gas fire with back boiler on marbled hearth, panel door to:-

### KITCHEN/DINER

11'10" x 16'8" + alcove (3.61 x 5.08 + alcove)

Fitted floor and wall units, roll edge worktops, single drainer stainless steel sink unit, plumbing for automatic washer, part tiled, double radiator, large understair cupboard with light, upvc double glazed window and upvc door to the rear yard.

## FIRST FLOOR

### LANDING

loft access.

### BEDROOM 1

14'0" x 18'9" max to recess (4.27 x 5.72 max to recess)

Two upvc double glazed windows to front, radiator (this room could be easily converted to 2 bedrooms)

### BEDROOM 2

11'10" x 11'6" (3.61 x 3.51)

Radiator, upvc double glazed window to rear.

### BATHROOM/W.C.

with pink suite comprising panelled bath, overbath electric shower fitted, pedestal washbasin and low level w.c. walls part tiled, airing cupboard and top cupboard, radiator, upvc double glazed window.

### EXTERNAL

Walkway front access. The fenced front garden has been paved for easy maintenance. Large yard to rear with gate and up and over door for vehicle access providing on site parking for 2 to 3 cars.

### 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.

### VIEWING:

BY APPOINTMENT WITH OUR ASHINGTON OFFICE (01670) 812145/ashington@rickard.uk.com

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MORTGAGE

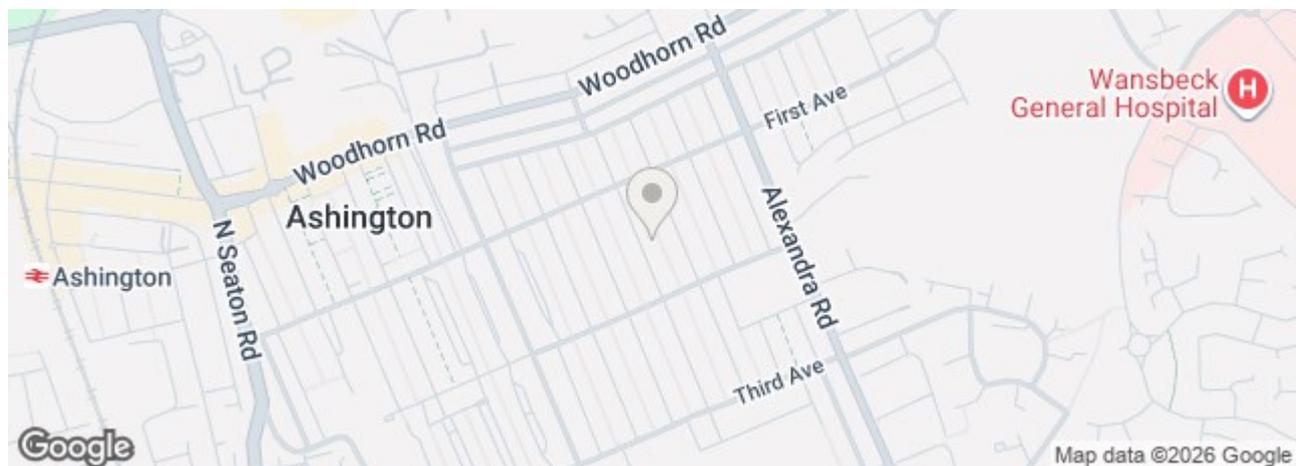
Why not make an appointment to speak to our **Independent** Mortgage Adviser?

PLEASE NOTE:

**Your home may be repossessed if you do not keep up repayments on your mortgage.**

# Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		



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