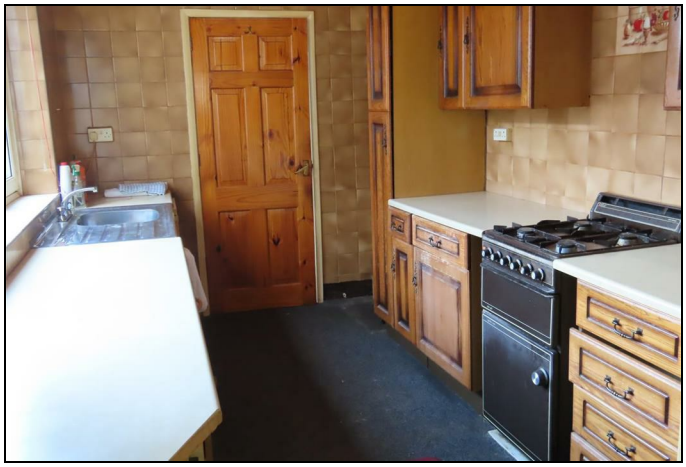
RICKARD
CHARTERED SURVEYORS & ESTATE AGENTS

172 WOODHORN ROAD ASHINGTON NORTHUMBERLAND NE63 9EW







- TWO DOUBLE BEDROOMS
- FREEHOLD PROPERTY / NO ONWARD CHAIN
- MAINS GCH/ELECTRIC/WATER,DRAINAGE & SEWERAGE
- SPACIOUS MID TERRACE
- COUNCIL TAX BAND A
- EPC RATING D

Price £105,000

17/18 Laburnum Terrace, Ashington, Northumberland, NE63 0AJ
Fax: 01670 522765
Email: ashington@rickard.uk.com

01670 812145
www.rickard.uk.com

172 WOODHORN ROAD ASHINGTON NORTHUMBERLAND NE63 9EW

Situated on Woodhorn Road in Ashington, this spacious mid-terrace house presents an excellent opportunity for those looking to create their new home. Boasting two generous double bedrooms, this property is perfect for small families, couples, or individuals seeking extra space.

While the house is in need of updating, it offers a blank canvas for you to infuse your personal style and preferences. The potential to transform this space into a modern haven is truly exciting. Additionally, the property is being sold with no onward chain.

In summary, this terraced house on Woodhorn Road is a fantastic opportunity for those willing to invest a little time and effort into a property with great potential. With its prime location in Ashington which is within walking distance to the town centre with its excellent transport links.

GROUND FLOOR

ENTRANCE HALL
Radiator.



LOUNGE
13'8 x 15'1 to bay (4.17m x 4.60m to bay)
Double glazed bay window, gas living flame fire.



DINING ROOM
12'2 x 14' (3.71m x 4.27m)
Double glazed window, radiator, gas living flame fire, storage cupboard.



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KITCHEN

13'11 x 7'9 (4.24m x 2.36m)

Double glazed window, wall, base and drawer units with work tops, tiled walls, sink with drainer and mixer tap, radiator.



REAR LOBBY

Storage cupboard, double glazed door.

BATHROOM

6'2 x 8'2 (1.88m x 2.49m)

Bath with shower tap, low level wc, wash hand basin set in a vanity unit, double glazed window, radiator.





FIRST FLOOR LANDING

Storage cupboard, access to the loft.

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BEDROOM ONE
13'1 x 17'3 (3.99m x 5.26m)
Double glazed window, radiator.



BEDROOM TWO
11'7 x 12'4 (3.53m x 3.76m)
Double glazed window, radiator.



EXTERNALLY

FRONT
Town garden to the front with gated access to the street.





172 WOODHORN ROAD ASHINGTON NORTHUMBERLAND NE63 9EW

REAR
Yard to the rear with gated access to the back lane.





GARAGE/GARDEN
Over the lane.





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.

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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.

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 September 2026)

Flood Risk - River and Sea - Low Risk

Planning Permission - There are currently No planning permission for 172 Woodhorn Road
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: 6687A

MORTGAGE
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