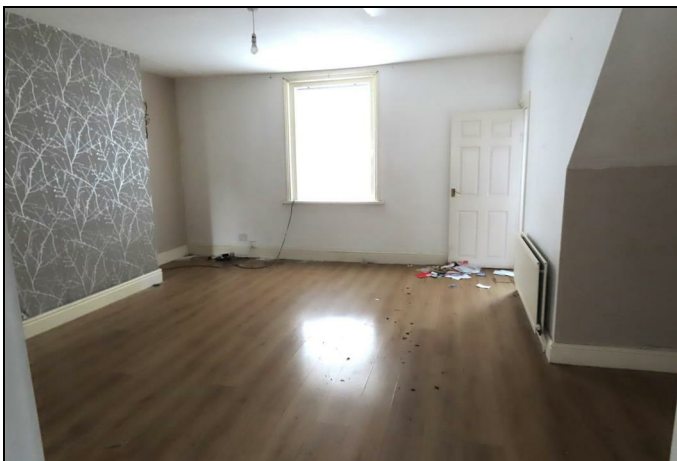


# RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

127 SYCAMORE STREET ASHINGTON NE63 0HL



- TWO BEDROOMS
- NO ONWARD CHAIN
- EPC RATING D

- MID TERRACE HOUSE
- WALKING DISTANCE TO TOWN CENTRE
- COUNCIL TAX BAND A

**Price £45,000**

# 127 SYCAMORE STREET ASHINGTON NE63 0HL

For sale on Sycamore Street in the town of Ashington, this mid-terrace house presents an excellent opportunity for both first-time buyers and investors alike. Two bedrooms.

Upon entering, you will find a reception room that provides a perfect space. The layout of the house is practical, making it easy to personalise and create a home that reflects your style. The property is offered with no onward chain, allowing for a smooth and efficient purchase process.

One of the standout features of this home is its prime location. Situated within walking distance to the town centre, residents can enjoy easy access to a variety of shops, cafes, and local amenities. Furthermore, the excellent transportation links nearby ensure that commuting to surrounding areas is both straightforward and convenient.

## GROUND FLOOR

### LOBBY

Entered via double glazed door, radiator.

### LOUNGE

16'10 x 18'11 (5.13m x 5.77m)

Double glazed window, radiator, laminate flooring.



### KITCHEN

9' x 10'9 (2.74m x 3.28m)

Double glazed window, wall, drawer and base units with work tops, tiled floor.



### INNER LOBBY

Double storage cupboard housing the boiler, base unit.

### BATHROOM

Bath, low level wc, wash hand basin, double glazed window, radiator.



# 127 SYCAMORE STREET ASHINGTON NE63 0HL

## FIRST FLOOR LANDING

### MASTER BEDROOM

10'1 x 15'9 (3.07m x 4.80m)

Double glazed window, radiator.



### BEDROOM TWO

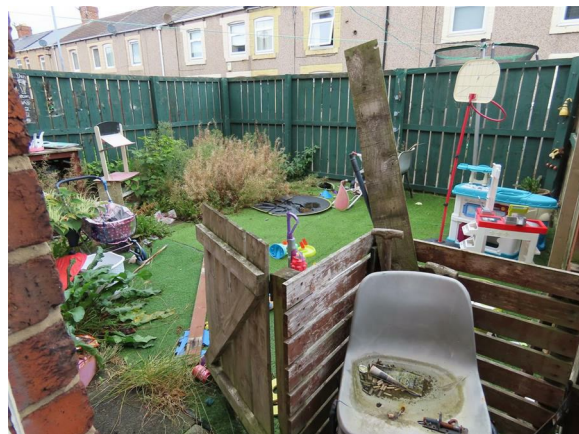
13' x 8'10 (3.96m x 2.69m)

Double glazed window, radiator.

## EXTERNALLY

### FRONT

Enclosed garden with gated access to the street.



## 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.

## VIEWING

BY APPOINTMENT WITH OUR ASHINGTON OFFICE (01670) 812145/ashington@rickard.uk.com. FILE NO: 6588A

**MORTGAGE**

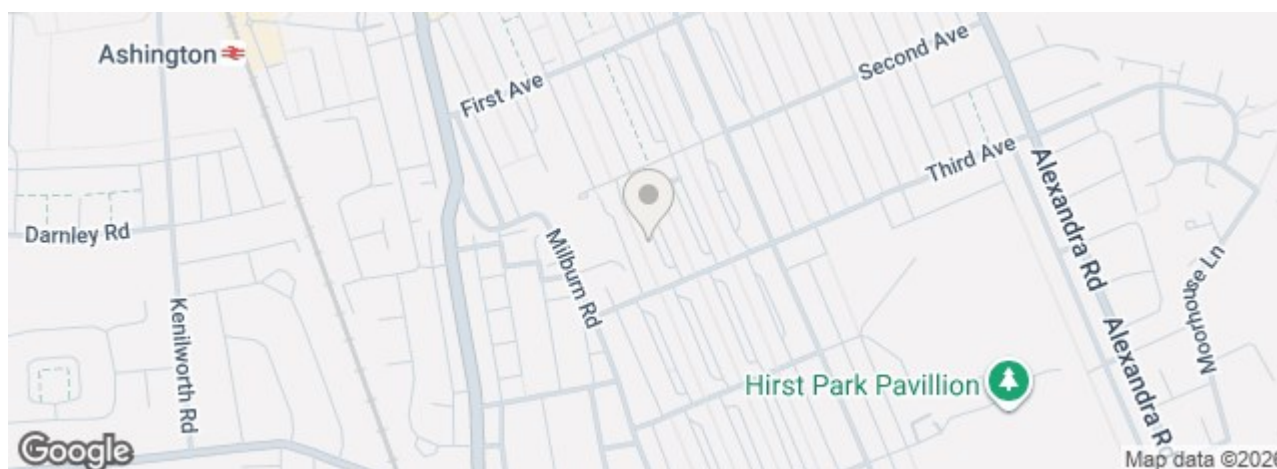
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# Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>79</b>
(55-68) <b>D</b>	<b>61</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		



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