

RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

38 ELDER SQUARE ASHINGTON NE63 0QQ



- TWO BEDROOMS
- EPC RATING TBC
- FREEHOLD PROPERTY

- MID TERRACE HOUSE WITH A LARGER STYLE GARDEN
- COUNCIL TAX BAND A
- MAINS GCH/ELECTRIC/WATER,DRAINAGE & SEWERAGE

Price £90,000

38 ELDER SQUARE ASHINGTON NE63 0QQ

Nestled on Elder Square, Ashington, this mid-terrace house offers a perfect blend of comfort and convenience. With two bedrooms, this property is ideal for small families, couples, or individuals. The property also boasts a lovely garden, which offers a private outdoor space for gardening, leisure, or simply enjoying the fresh air. Additionally, the inclusion of a garage adds to the practicality of the home, providing ample storage or parking options.

Elder Square is ideally located, ensuring that residents have easy access to local amenities, schools, and transport links. This makes it a fantastic choice for those who value both tranquillity and accessibility. Whether you are looking to settle down or invest, this property presents a wonderful opportunity to enjoy life in a residential community.

GROUND FLOOR

ENTRANCE LOBBY

Entrance lobby, radiator.



LOUNGE

15'7 x 15'11 (4.75m x 4.85m)

Double glazed window, radiator, fire surround with tiled back and hearth, storage cupboard, picture rail.



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KITCHEN

8'11 x 13'6 (2.72m x 4.11m)

Double glazed window, radiator, range of wall, base and drawer units with work tops, sink with a drainer and mixer tap, plumbed for washing machine, combi boiler.



BATHROOM

5'8 x 8'2 (1.73m x 2.49m)

Double glazed window, radiator, bath with shower over, low level wc, wash hand basin.



FIRST FLOOR LANDING

Double glazed window.



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BEDROOM ONE

9'8 x 16' (2.95m x 4.88m)

Double glazed window, radiator.



BEDROOM TWO

13'4 x 9'2 narrowing to 5'11 (4.06m x 2.79m narrowing to 1.80m)

Double glazed window, radiator.



EXTERNALLY



38 ELDER SQUARE ASHINGTON NE63 0QQ

FRONT

Enclosed garden to the front.



YARD AND GARAGE

Single garage.

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.

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.

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Electricity Supply - Mains

Water Supply - Mains

Sewerage Supply - Mains

Heating - Mains GCH

Broadband - Available - Including Ultrafast broadband. (Ofcom Broadband checker March 2026)

Flood Risk - River and Sea - Low Risk

Planning Permission - There are currently no planning permission for 38 Elder Square

<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.

MORTGAGE

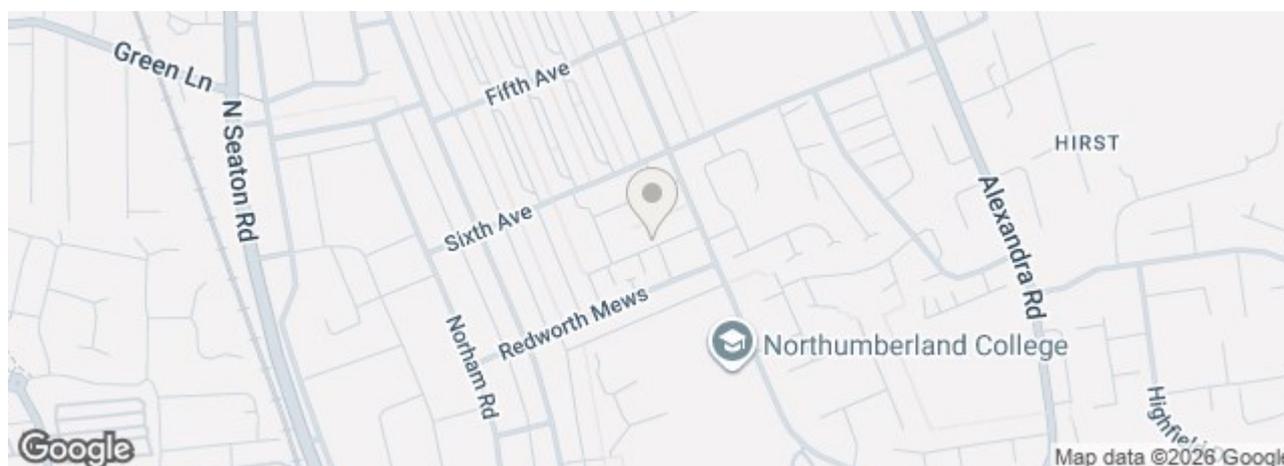
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Energy Efficiency Rating

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



17/18 Laburnum Terrace, Ashington NE63 0JA Tel: 01670 812145 Fax: 01670 522765 Email: ashington@rickard.uk.com
 25 Newgate Street, Morpeth NE61 1AW Tel: 01670 513533 Fax: 01670 518398 Email: morpeth@rickard.uk.com
 6 Havelock Street, Blyth NE24 1AB Tel: 01670 356613 Fax: 01670 369155 Email: blyth@rickard.uk.com

