

# RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

**236 SYCAMORE STREET ASHINGTON NORTHUMBERLAND NE63 0QA**



- TWO BEDROOMS
- WALKING DISTANCE TO TOWN CENTRE
- EPC RATING E

- MID TERRACE HOUSE
- NO ONWARD CHAIN
- COUNCIL TAX BAND A

**Price £45,000**



# 236 SYCAMORE STREET ASHINGTON NORTHUMBERLAND NE63 0QA

**\*\*WOULD MAKE AN IDEAL FIRST TIME BUY OR INVESTMENT\*\*** a two bedroom spacious mid terrace house ideally located for local amenities and excellent transport links. Benefits from gas central heating, double glazing and also benefits from being sold with NO ONWARD CHAIN. Comprises of an entrance lobby, spacious lounge, kitchen, shower room. First floor landing, two bedrooms. Externally there is a garden to the front with gated access to the street.

## GROUND FLOOR

### LOBBY

Double glazed door, radiator.



### LOUNGE

16'9 x 15'4 (5.11m x 4.67m)

Double glazed window, two radiators, dado rail, storage cupboard, ceiling rose, gas living flame fire.



### INNER LOBBY

Storage cupboard.



### SHOWER ROOM

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



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## KITCHEN

10'6 x 8'6 (3.20m x 2.59m)

Double glazed window, storage cupboard, units with work tops, sink with drainer, double glazed door.



## LANDING

Double glazed window.

## BEDROOM ONE

10'1 x 16' (3.07m x 4.88m)

Double glazed window, radiator.



## BEDROOM TWO

13'10 x 9' x 5'3 (4.22m x 2.74m x 1.60m)

Double glazed window, radiator.

## EXTERNALLY

### FRONT

Garden to the front.

## 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.

Oracle Financial Planning Limited 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.

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## 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](mailto:ashington@rickard.uk.com). FILE NO: 6522A



## MORTGAGE

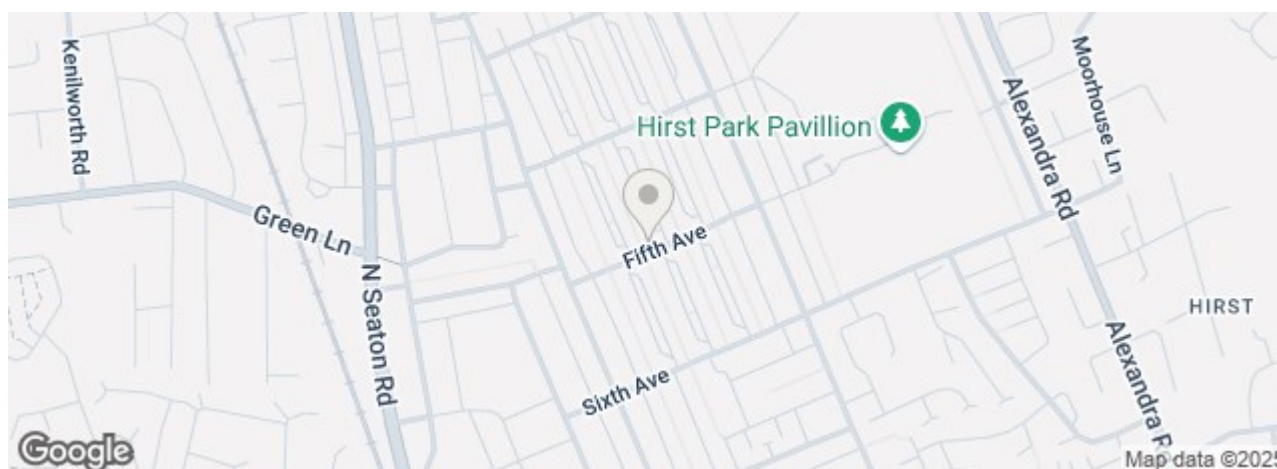
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# Energy Efficiency Rating

|   | Current   | Potential |
|---|-----------|-----------|
| Very energy efficient - lower running costs |           |           |
| (92 plus) <b>A</b>                          |           |           |
| (81-91) <b>B</b>                            |           | <b>80</b> |
| (69-80) <b>C</b>                            |           |           |
| (55-68) <b>D</b>                            | <b>51</b> |           |
| (39-54) <b>E</b>                            |           |           |
| (21-38) <b>F</b>                            |           |           |



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