

# RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

**52 RICHARDSON STREET ASHINGTON NORTHUMBERLAND NE63 0PN**



- TWO BEDROOMS
- IDEALLY LOCATED
- EPC RATING C

- MID TERRACE HOUSE
- TO BE SOLD WITH NO ONWARD CHAIN
- COUNCIL TAX BAND A

**Offers Over £60,000**

## 52 RICHARDSON STREET ASHINGTON NORTHUMBERLAND NE63 0PN

Situated on Richardson Street in Ashington, this mid-terrace house presents an excellent opportunity for both first-time buyers and those seeking a rental. The property boasts two bedrooms, providing ample space for relaxation and rest. The inviting reception room serves as a perfect gathering space.

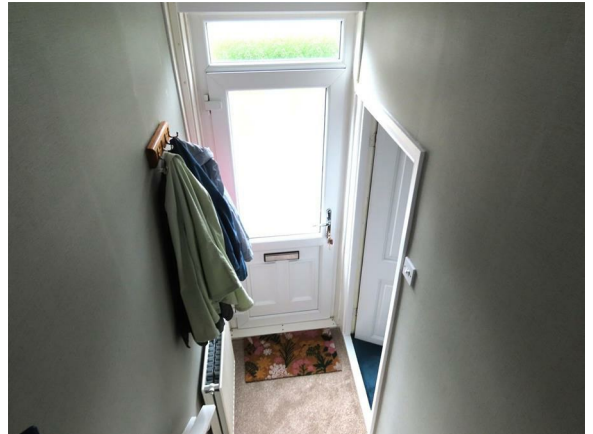
The house features a conveniently located bathroom. One of the standout attributes of this property is its location; it is within walking distance to local shops, making daily errands a breeze. Additionally, the close proximity to transportation links enhances accessibility, allowing for easy commutes to nearby areas.

With no onward chain. Whether you are looking to invest in your first home or seeking a place to settle down, this terraced house on Richardson Street would make an ideal choice.

### GROUND FLOOR

#### LOBBY

Entered via a double glazed door.



#### LOUNGE

16'9 x 15'3 (5.11m x 4.65m)

Double glazed window, radiator, storage cupboard, electric fire.



#### INNER LOBBY

Two storage cupboards, one housing the Worcester combi boiler.



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### BATHROOM

Bath with shower over and screen, low level wc, wash hand basin, heated towel rail.



### KITCHEN

10'6 x 12'6 (3.20m x 3.81m)

Double glazed window, radiator, range of wall and base units with wok tops, freestanding cooker, freestanding fridge freezer, tiled splash back.



### FIRST FLOOR LANDING

Double glazed window.

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## BEDROOM ONE

16' x 8'3 (4.88m x 2.51m)

Double glazed window, radiator, fitted cupboards.



## BEDROOM TWO

13'1 x 9'4 narrowing to 5'7 (3.99m x 2.84m narrowing to 1.70m)

Double glazed window, radiator.

## EXTERNALLY

### FRONT

Garden to the front.



### REAR

Enclosed yard to the rear with off street parking.

## 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.

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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. FILE NO: 6581A



## MORTGAGE

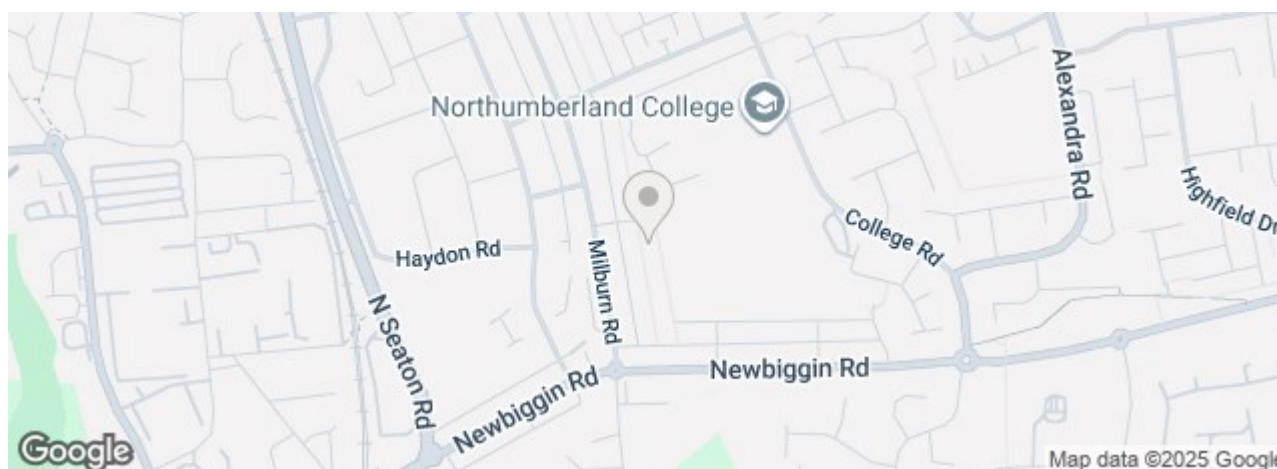
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# Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		



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