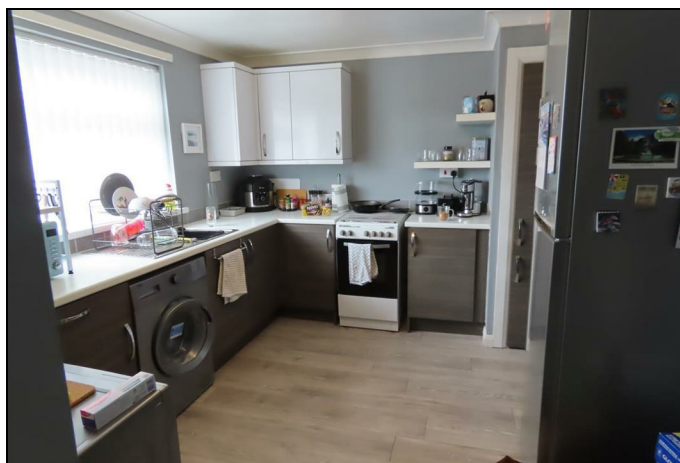


14 SURREY CLOSE ASHINGTON NORTHUMBERLAND NE63 8PG



- TWO BEDROOM FIRST FLOOR FLAT
- COUNCIL TAX AND A
- LEASEHOLD PROPERTY

- VACANT POSSESSION
- ENERGY RATING D
- MAINS GCH/ELECTRIC/WATER,DRAINAGE & SEWERAGE

Price £75,000

14 SURREY CLOSE ASHINGTON NORTHUMBERLAND NE63 8PG

Welcome to this flat located on Surrey Close in Ashington. This well-appointed property features a comfortable reception room, With two spacious bedrooms, it offers ample space for individuals or small families seeking a cosy home.

The flat includes a well-designed bathroom, ensuring convenience and comfort for daily routines. Additionally, the property benefits from parking for one vehicle, a valuable feature in this sought-after location.

Surrey Close is situated in a peaceful neighbourhood, close to local amenities. Residents can enjoy easy access to shops, parks, and transport links, making it an ideal choice for those who appreciate both tranquillity and convenience.

This flat presents an excellent opportunity for anyone looking to settle in Ashington, whether as a first-time buyer or as an investment. With its appealing layout and prime location, this property is sure to attract interest. Do not miss the chance to make this lovely flat your new home.

GROUND FLOOR:

ENTRANCE LOBBY

Double glazed door, radiator.

FIRST FLOOR:

LIVING ROOM

14'3 x 14'5 (4.34m x 4.39m)

Double glazed window, radiator, coving.



KITCHEN

9'11 x 15'6 (3.02m x 4.72m)

Double glazed window, range of wall, base and drawer units with work tops, two storage cupboards, plumbed for washing machine, radiator.

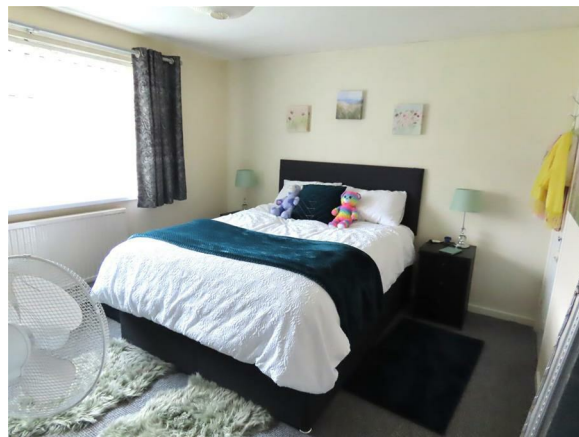


14 SURREY CLOSE ASHINGTON NORTHUMBERLAND NE63 8PG

BEDROOM ONE

11' x 13'3 (3.35m x 4.04m)

Double glazed window, radiator, two storage cupboards.



BEDROOM TWO/DINING ROOM

9'11 x 13'3 (3.02m x 4.04m)

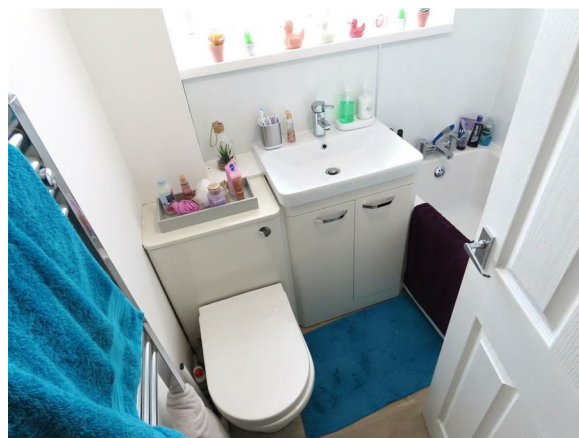
Double glazed window, radiator.



COMBINED BATHROOM/W.C.

6' x 5'11 (1.83m x 1.80m)

Double glazed window, bath with shower over, low level wc, wash hand basin set in a vanity unit, heated towel rail, laminate flooring.



EXTERNALLY

REAR

garden to the rear, allocated parking bay, outside storage.



14 SURREY CLOSE ASHINGTON NORTHUMBERLAND NE63 8PG

TENURE:

WE UNDERSTAND THE PROPERTY IS LEASEHOLD, 125 YEAR LEASE FROM 1994 HOWEVER, WE ARE NOT QUALIFIED TO VERIFY THE TENURE ON ANY PROPERTY AND YOUR SOLICITOR SHOULD BE CONSULTED REGARDING THIS.

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 July 2026)

Flood Risk - River and Sea - Low Risk

Planning Permission - There are currently no planning permission for 14 Surrey Close

<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.

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: 6672A

MORTGAGE

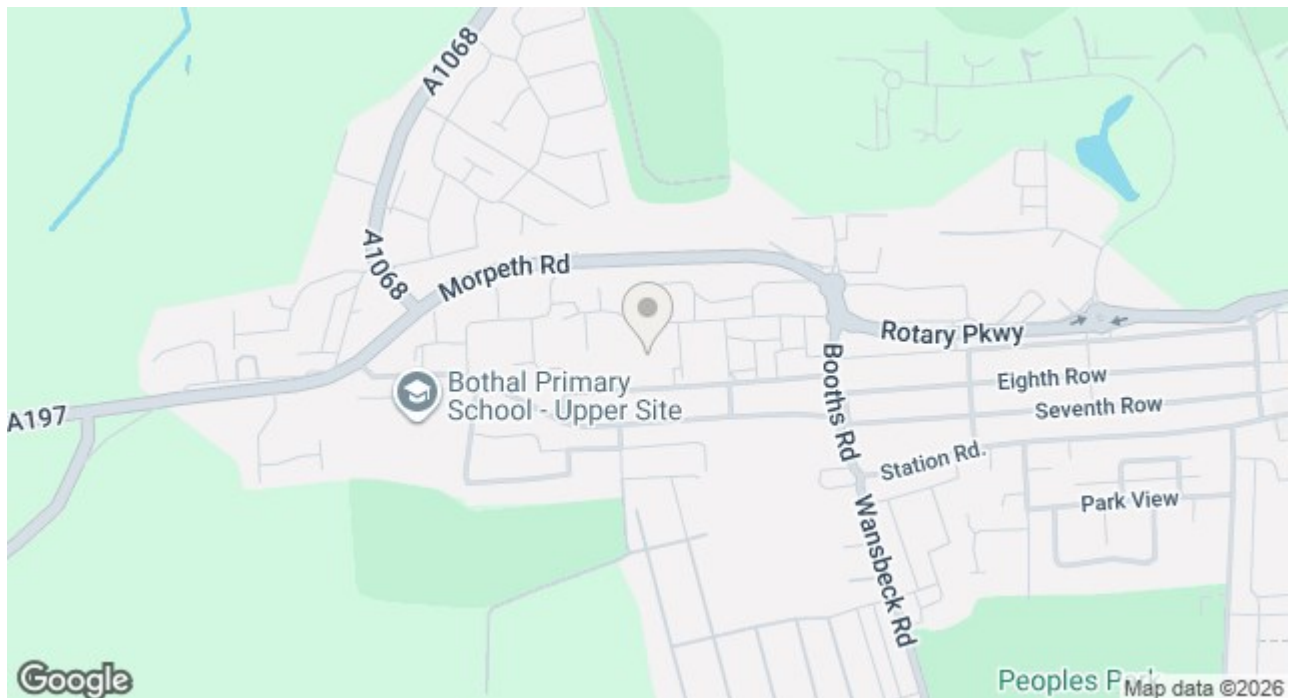
Why not make an appointment to speak to our **Independent** Mortgage Adviser?

PLEASE NOTE:

Your home may be repossessed if you do not keep up repayments on your mortgage.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	66	
(39-54) E		
(21-38) F		



Registered in England company number 6314212



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Regulated by RICS