

RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

33 CORONATION TERRACE ASHINGTON NE63 0TJ



- MID TERRACE HOUSE
- LIGHT AND SPACIOUS
- COUNCIL TAX BAND A

- THREE BEDROOMS
- LARGER STYLE GARDEN
- EPC RATING C

Price £115,000

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****A SPACIOUS MID TERRACE HOUSE WITH THREE BEDROOMS**** situated close to all major transportation links and local amenities. Benefits from gas central heating, double glazing, large mature garden and enclosed rear yard. Comprises of entrance lobby, spacious lounge, modern kitchen diner, lobby. First floor landing, three bedrooms., bathroom.

GROUND FLOOR

KITCHEN DINER

17'4 x 8' (5.28m x 2.44m)

With a range of wall, base and drawer units with complimenting work tops, one and half bowl sink with drainer and mixer tap, space for a freestanding cooker, space for fridge freezer, extractor hood, plumbed for washing machine, tiled splash back, double glazed door, double glazed window.



LOUNGE

16'9 x 14'4 (5.11m x 4.37m)

Double glazed French doors, laminate flooring, storage cupboard, gas living flame fire, marble hearth and back.



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LOBBY

Radiator, half panelling to the walls, double glazed door.



FIRST FLOOR LANDING

BEDROOM ONE

15'11 x 7'6 (4.85m x 2.29m)

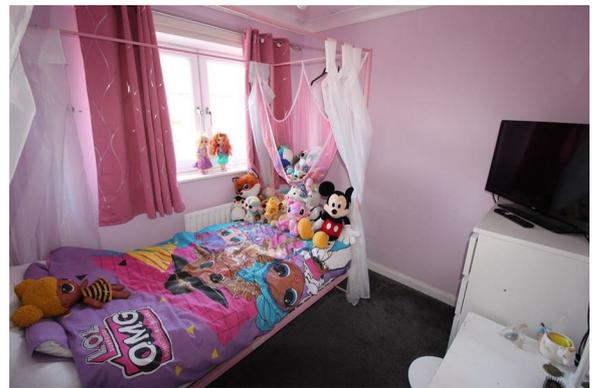
Double glazed window, radiator, two storage cupboards.



BEDROOM TWO

8'9 x 7'11 (2.67m x 2.41m)

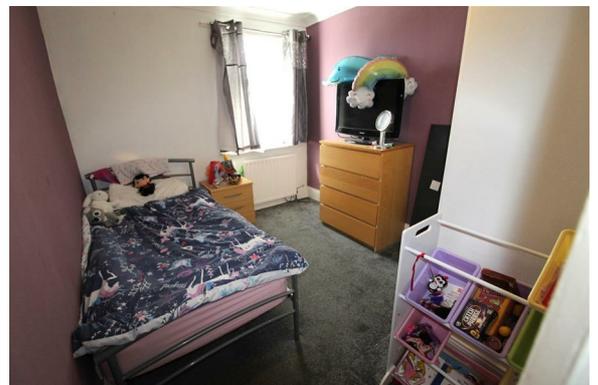
Double glazed window, radiator.



BEDROOM THREE

13' x 8'8 (3.96m x 2.64m)

Double glazed window, radiator.



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BATHROOM

Bath with shower over, low level wc, wash hand basin, radiator, double glazed window, storage cupboard.



EXTERNALLY

FRONT

Enclosed garden which is laid to lawn, gravelled area, paved patio area.



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ADDITIONAL GARDEN IMAGE



REAR

Enclosed yard, outhouse ideal for storage.



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.

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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 August 2024)

Flood Risk - River and Sea - Low Risk

Planning Permission - There are currently No planning permission for this property

<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.

VIEWING

BY APPOINTMENT WITH OUR ASHINGTON OFFICE (01670) 812145/ashington@rickard.uk.com FILE NO: 6453A

MORTGAGE

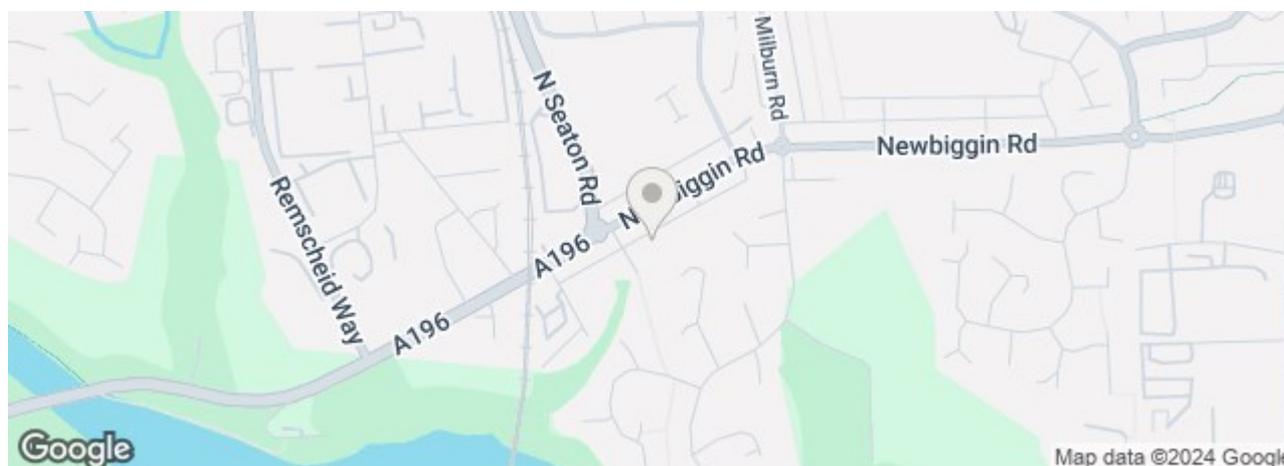
Why not make an appointment to speak to our **Independent** Mortgage Adviser?

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		87
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		



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