

# RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

**10 TITCHFIELD TERRACE ASHINGTON NORTHUMBERLAND NE63 0JP**



- TWO DOUBLE BEDROOMS
- IDEALLY LOCATED
- OFF STREET PARKING
- EPC RATING E

- MID TERRACE HOUSE
- EXCELLENT FIRST TIME BUY
- COUNCIL TAX BAND A
- GCH/DG

**Offers Over £100,000**

# 10 TITCHFIELD TERRACE ASHINGTON NORTHUMBERLAND NE63 0JP

Nestled on Titchfield Terrace, Ashington, this immaculately presented mid-terrace house offers a opportunity for first-time buyers and families alike. The property boasts two spacious double bedrooms, providing ample room for relaxation and rest. The well-appointed reception room serves as a welcoming space for entertaining guests or enjoying quiet evenings at home.

The house features a modern bathroom, ensuring convenience for daily routines. Additionally, there is parking available for one vehicle, a valuable asset in this location.

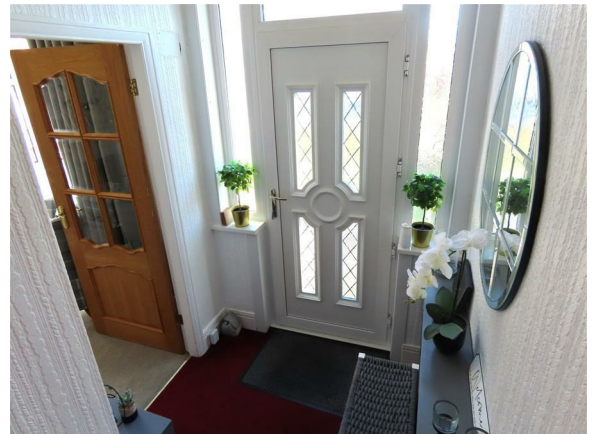
Situated within walking distance to the town centre, residents will benefit from easy access to a variety of shops, cafes, and local amenities. Excellent transport links further enhance the appeal, making commuting and exploring the surrounding areas a breeze.

This property is not only a perfect starter home but also a wonderful choice for families seeking a comfortable and convenient living space. With its prime location and thoughtful design, this terraced house is sure to attract interest. Do not miss the chance to make this lovely home your own.

## GROUND FLOOR

### LOBBY

Entered via a double glazed door, radiator.



### LOUNGE

14' x 16'3 (4.27m x 4.95m)

Double glazed window, two radiators, understairs storage cupboard, coved ceiling, feature fire surround with electric fire inset.





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## ADDITIONAL PHOTO



## KITCHEN

7'8 x 10'4 (2.34m x 3.15m)

Double glazed window, wall and base units with worktops, breakfast bar area, sink with drainer and mixer tap, plumbed for washing machine, tiled floor, tiled splash back, double glazed door to the rear.



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## BATHROOM

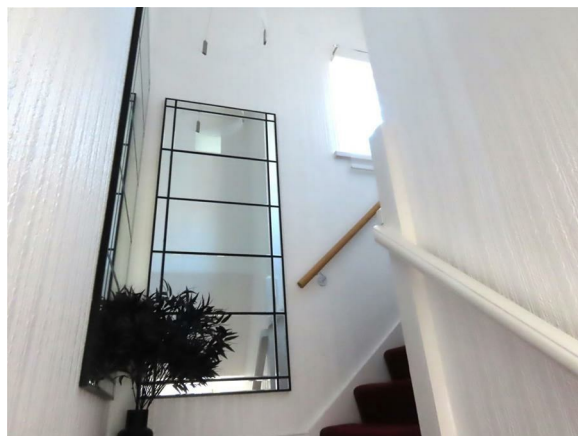
Double glazed window, radiator, bath with shower over, wash hand basin, low level wc, storage cupboard.



## FIRST FLOOR

### LANDING

Double glazed window, access to a boarded loft with power and lighting.



# 10 TITCHFIELD TERRACE ASHINGTON NORTHUMBERLAND NE63 0JP

## MASTER BEDROOM

7'10 x 16' (2.39m x 4.88m)

Double glazed window, radiator.



## BEDROOM TWO

8'9 x 12'5 (2.67m x 3.78m)

Double glazed window, radiator, fitted wardrobe.



## EXTERNAL



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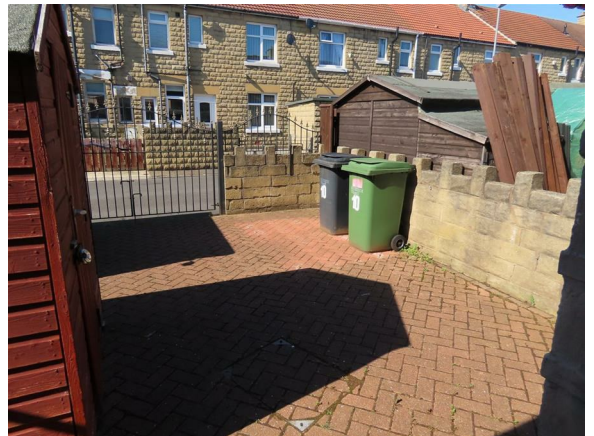
## FRONT

Enclosed garden to the front which is laid to lawn.



## REAR

Yard to the rear with double gates for off street parking.



## 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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## 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

## 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: 6571A



## MORTGAGE

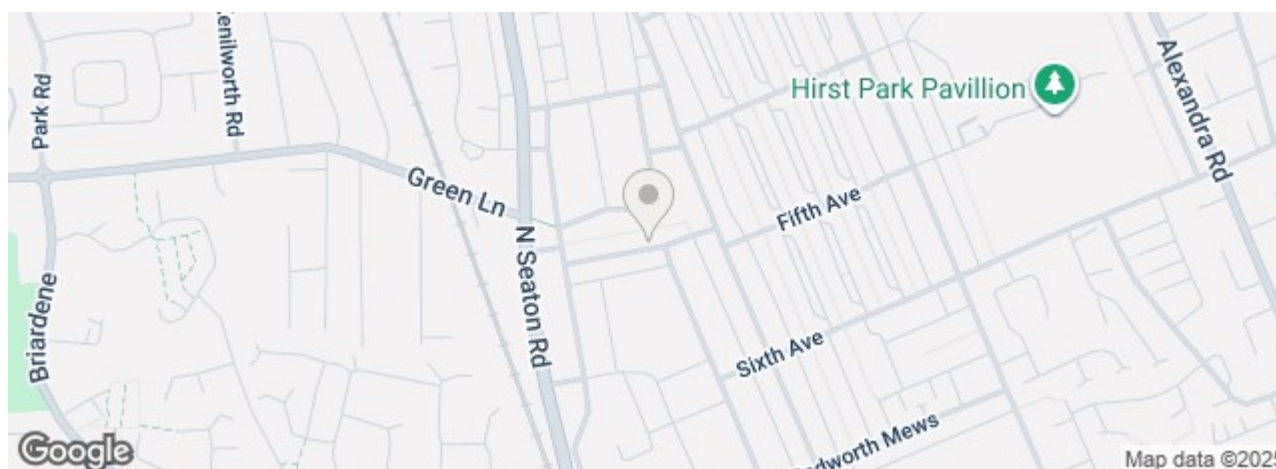
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# Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>51</b>	
(21-38) <b>F</b>		



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