

# RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

**41 SEVENTH AVENUE ASHINGTON NORTHUMBERLAND NE63 0QE**



- MODERN MID LINK HOUSE
- PERFECTLY LOCATED
- SOUTHERLY ASPECT GARDEN
- THREE BEDROOMS

- TWO ALLOCATED PARKING BAYS
- CONTEMPORARY KITCHEN
- EPC RATING C

**Price £95,000**

# 41 SEVENTH AVENUE ASHINGTON NORTHUMBERLAND NE63 0QE

**\*\* THREE BEDROOM MODERN HOME\*\*** a mid link house ideally situated for all local amenities and transport links to the A189. Would make a good first time buy. The property benefits from a SOUTHERLY ASPECT GARDEN, double glazing, gas central heating and INTEGRATED APPLIANCES. Comprises: open plan living and kitchen with an excellent range of units and complementing work surfaces, ground floor wc, first floor landing, three bedrooms, modern bathroom, garden to the front and enclosed garden to the rear. TWO ALLOCATED PARKING BAYS.

## GROUND FLOOR

### KITCHEN

13'7 x 15' (4.14m x 4.57m)

With an excellent range of high gloss wall, drawer and base units with complementing work tops, integrated fridge freezer, washing machine and dishwasher, AEG microwave, electric AEG oven, hob with extractor above, laminate flooring, double glazed door, double glazed window, radiator.



### OPEN PLAN LOUNGE

10'11 x 13'7 (3.33m x 4.14m)

Double glazed patio doors, radiator, double glazed window.



### GROUND FLOOR WC

Wash hand basin, low level wc, tiled walls, laminate flooring.





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## FIRST FLOOR LANDING

Access to the loft via pull down ladders, storage cupboard.



## MASTER BEDROOM

8'10 x 11'10 (2.69m x 3.61m)

Double bedroom with two double glazed windows, radiator, storage cupboard.



## BEDROOM TWO

7'5 x 10'6 (2.26m x 3.20m)

Double glazed window, radiator.



## BEDROOM THREE

7'5 x 6'6 (2.26m x 1.98m)

Double glazed window, radiator.



## EXTERNALLY

# 41 SEVENTH AVENUE ASHINGTON NORTHUMBERLAND NE63 0QE

## FRONT

small town garden to the front.



## REAR

Southly facing enclosed garden to the rear, gravelled, paved area, raised borders. TWO ALLOCATED PARKING BAYS.



## 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.

## 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

## VIEWING

BY APPOINTMENT WITH OUR ASHINGTON OFFICE (01670) 812145/ashington@rickard.uk.com - Advice For Buyers/Viewers - If anyone in the household has or develops symptoms or is self isolating then viewings should not go ahead. Please inform us as soon as possible if this is the case. • Social distancing of at least 2 metres is adhered to at all times. • Viewers will be required to have their own hand sanitiser which is to be applied before, during if necessary and after the viewing. Other PPE such as masks and shoe covers can be worn and a seller may request this as a condition of the viewing. • Only members of one household are permitted to view a property at any one time. It is recommended that this should be no more than 2 adults.

## FILE NUMBER

PLEASE QUOTE REFERENCE NO:

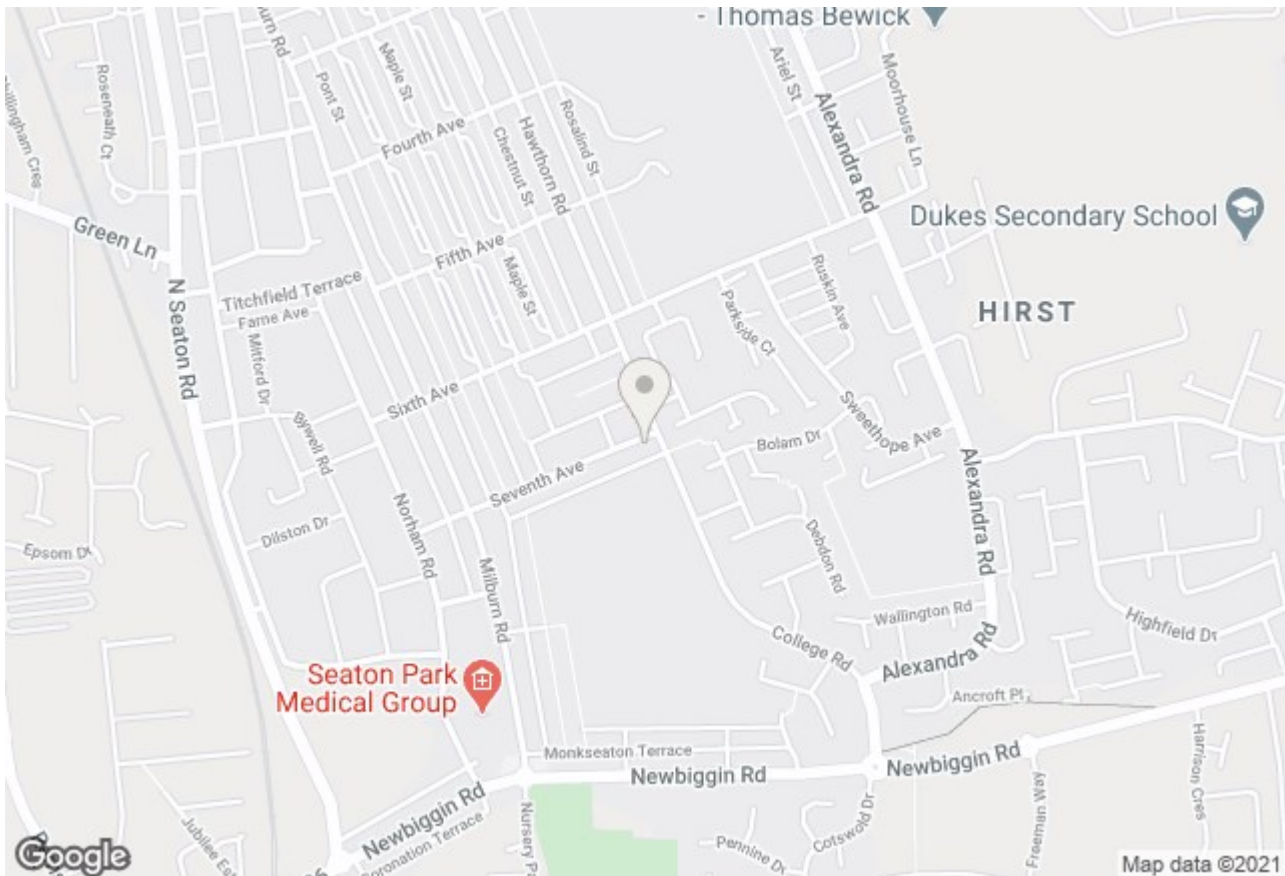
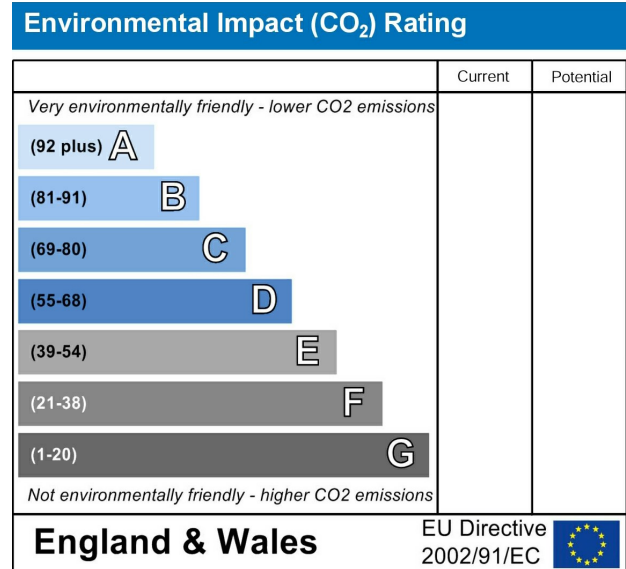
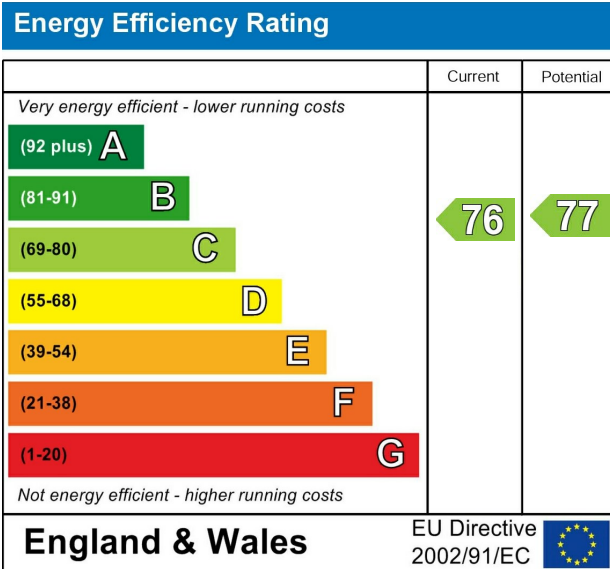


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