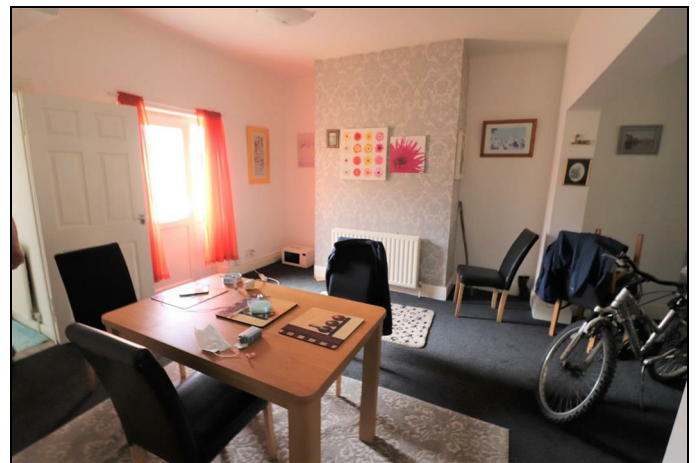


RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

137 WOODHORN ROAD ASHINGTON NORTHUMBERLAND NE63 9EU



- TWO BEDROOMS
- TENANT IN SITU
- EPC RATING C

- MID TERRACE HOUSE
- IDEAL INVESTMENT
- WALKING TO SHOPS/BUS LINKS

Price £70,000

137 WOODHORN ROAD ASHINGTON NORTHUMBERLAND NE63 9EU

****IDEAL INVESTMENT/BUY TO LET****a two bedroom spacious mid terrace house is situated within walking distance to the town centre and excellent transport links. Being sold **WITH TENANT IN SITU**, currently paying £324, pcm. Comprises of entrance lobby, hall, lounge, dining room, kitchen, bathroom, first floor landing, two bedrooms, yard to the rear, garden to the front.

GROUND FLOOR

LOBBY

Entered via a double glazed door.

HALLWAY

Radiator.

LOUNGE

11'3 x 12'6 (3.43m x 3.81m)

Double glazed window, radiator, coved ceiling.



DINING ROOM

13'8 x 12' (4.17m x 3.66m)

Double glazed door and double glazed window to the rear, radiator.



KITCHEN

Fitted with a range of wall, base and drawer units with worktops, plumbed for washing machine, sink with drainer and mixer tap, double glazed window.



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BATHROOM

Bath with shower tap, low level wc, wash hand basin, double glazed window.



FIRST FLOOR

BEDROOM ONE

12'10 x 17'2 (3.91m x 5.23m)

Double glazed window, radiator.



BEDROOM TWO

11'2 x 12'3 (3.40m x 3.73m)

Double glazed window, radiator.

EXTERNALLY

REAR

Enclosed yard to the rear.



FRONT

Town garden to the front.

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

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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:



MORTGAGE

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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