

# RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

**8 FOURTH ROW LINTON NORTHUMBERLAND NE61 5SJ**



- TWO BEDROOMS
- OIL CENTRAL HEATING
- EASY COMMUTE TO MORPETH
- EPC RATING F
- MID TERRACE HOUSE
- VILLAGE LOCATION
- COUNCIL TAX BAND A
- IDEAL FIRST TIME BUY/INVESTMENT

**Price £65,950**

# 8 FOURTH ROW LINTON NORTHUMBERLAND NE61 5SJ

Nestled in the village of Linton Colliery, Morpeth, this mid-terrace house offers a wonderful opportunity for those seeking a home or investment. With two bedrooms.

The absence of onward chain ensures a smooth and efficient purchasing process, allowing you to settle into your new home without unnecessary delays.

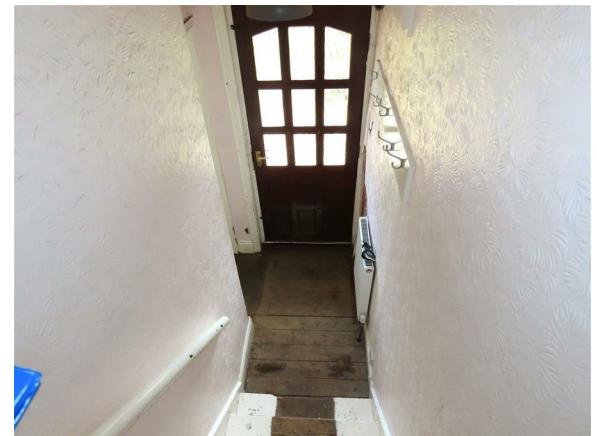
The interior of the property is designed to maximise space and light, creating a welcoming atmosphere. The layout is practical, making it easy to envision your personal touch in each room. The village setting adds to the appeal, offering a sense of community and a slower pace of life, while still being within reach of the vibrant town of Morpeth.

Whether you are looking to enjoy quiet evenings at home or explore the surrounding countryside, this home provides the perfect base for your next chapter. Do not miss the chance to view this property in Linton Colliery.

## GROUND FLOOR

### LOBBY

Entered via a wood door.



### KITCHEN

8'6 x 12'5 (2.59m x 3.78m)

Base units with work tops, sink with drainer and mixer tap, double glazed window.



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## BATHROOM

5'11 x 8'1 (1.80m x 2.46m)

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



## LOUNGE

15'11 x 18'10 (4.85m x 5.74m)

Double glazed window, two radiators.



## FIRST FLOOR LANDING

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## BEDROOM ONE

9'7 x 16' (2.92m x 4.88m)  
Double glazed window, radiator.



## BEDROOM TWO

13'4 x 9'3 (4.06m x 2.82m)  
Double glazed window, radiator.



## EXTERNALLY

### FRONT

Generous front garden.



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## REAR

Yard to the rear.



## 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.

McKenzie Financial Services Ltd will Pay Rickard 1936 Ltd a referral fee on completion of any mortgage application

## 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.

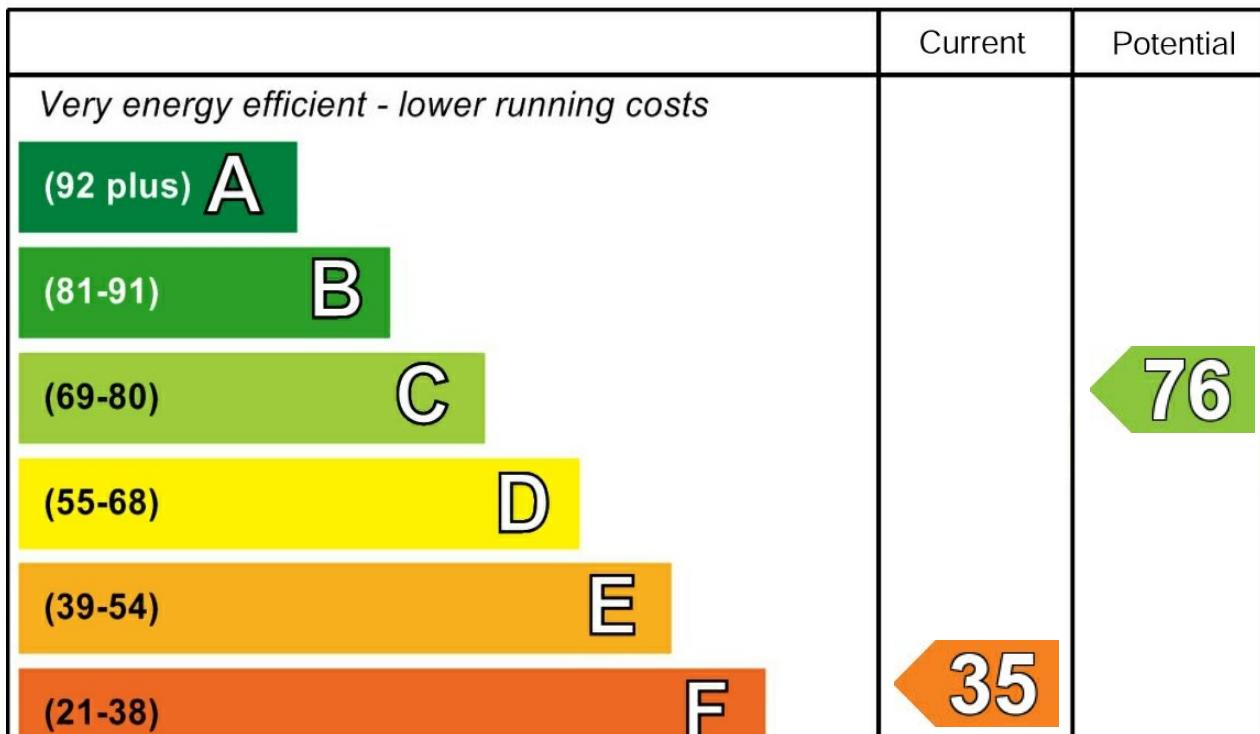
Fixtures and fittings that are specifically mentioned in these particulars are included in the sale, all others in the property are specifically excluded.

Photographs are produced for general information and it must not be inferred that any item is included for sale within the property.

## VIEWING

BY APPOINTMENT WITH OUR ASHINGTON OFFICE (01670) 812145/ashington@rickard.uk.com. FILE NO: 6568A

## Energy Efficiency Rating



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