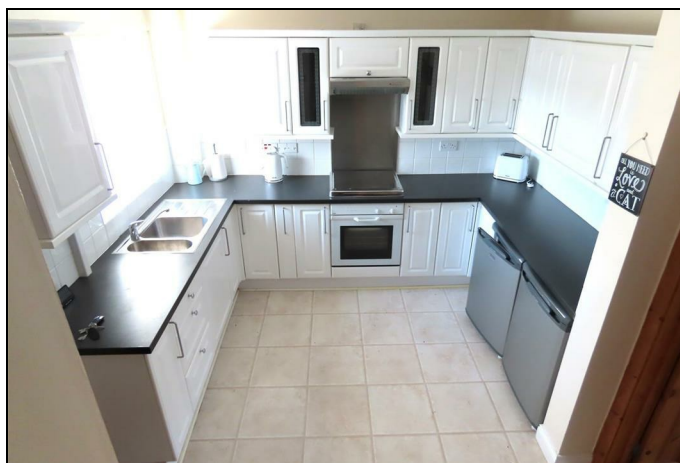


RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

39 BRIARDENE ASHINGTON NE63 8DU



- TWO DOUBLE BEDROOMS
- EPC RATING C
- FREEHOLD PROPERTY

- NO ONWARD CHAIN
- COUNCIL TAX BAND A
- MAINS GCH/ELECTRIC/WATER, DRAINAGE & SEWERAGE

Price £85,000

39 BRIARDENE ASHINGTON NE63 8DU

Situated on Briardene, Ashington, this terraced house presents an excellent opportunity for first-time buyers or investors. The property boasts two double bedrooms, providing ample room for relaxation and rest. The well-appointed reception room offers a welcoming space for living and dining.

The house features a conveniently located bathroom, on the first floor. With parking available for one vehicle, you will find it easy to come and go as you please. One of the standout features of this property is its no onward chain status.

Situated within walking distance to the local train station, this home offers excellent transport links, making it ideal for commuters who want to work or visit Newcastle city centre or those who enjoy exploring the surrounding areas.

Whether you are looking to make your first step onto the property ladder or seeking a investment opportunity, this terraced house in Briardene is sure to meet your needs. Do not miss the chance to view this lovely home and envision the possibilities it holds.

GROUND FLOOR

ENTRANCE PORCH

Double glazed door, double glazed window.



LOUNGE

14'1 x 17'5 (4.29m x 5.31m)

Double glazed French doors, radiator, fire surround with electric pebble effect fire inset, laminate flooring.



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UTILITY ROOM

Double glazed window, plumbed for washing machine.



KITCHEN

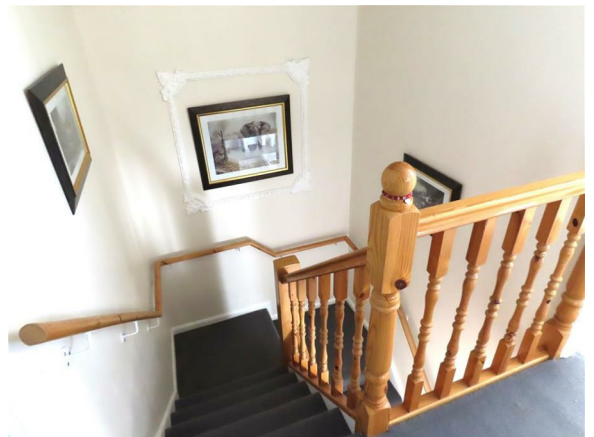
10'3 x 14'3 (3.12m x 4.34m)

Double glazed window, radiator, range of wall, base and drawer units with work tops, tiled floor, one and half bowl sink with drainer and mixer tap, gas four ring hob with chrome splash back and extractor above, electric oven, tiled splash back, double glazed door to the rear.



LANDING

Double glazed window, storage cupboard, access to the loft.



39 BRIARDENE ASHINGTON NE63 8DU

BEDROOM ONE

14'7 x 9'7 (4.45m x 2.92m)

Double glazed window, radiator, laminate flooring.



BEDROOM TWO

14'7 x 7'8 (4.45m x 2.34m)

Double glazed window, radiator, double storage cupboards.

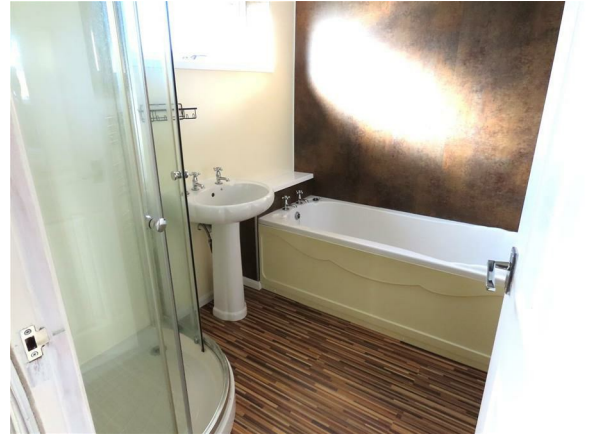


39 BRIARDENE ASHINGTON NE63 8DU

BATHROOM

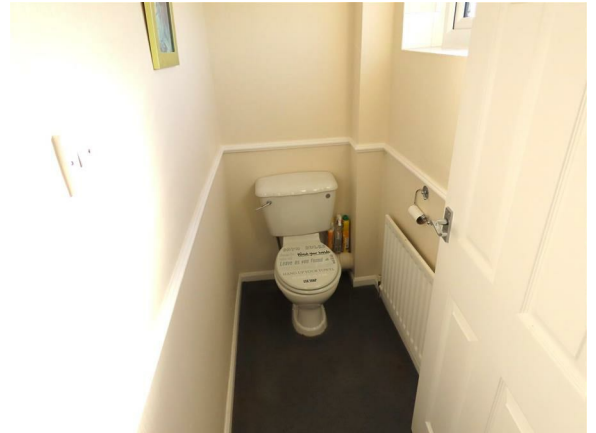
8'3 x 6'1 (2.51m x 1.85m)

Double glazed window, bath, wash hand basin, corner shower cubicle, heated towel rail, downlights to the ceiling.



SEPARATE WC

Double glazed window, low level wc.



EXTERNALLY

FRONT

Enclosed garden with gated access to the front.

39 BRIARDENE ASHINGTON NE63 8DU

REAR

Garden and parking to the front, outdoor 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.

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

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 September 2026)

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.

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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: 6691A

MORTGAGE
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	77
(55-68) D		
(39-54) E		
(21-38) F		

