

RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

37 HAYDON ROAD ASHINGTON NORTHUMBERLAND NE63 0JX



- THREE BEDROOMS
- NO ONWARD CHAIN
- GARAGE

- SEMI DETACHED
- IDEALLY LOCATED
- EPC RATING D

Offers Over £125,000

37 HAYDON ROAD ASHINGTON NORTHUMBERLAND NE63 0JX

A very well cared for and tastefully presented semi-detached house of (NON TRADITIONAL "SPOONER" CONSTRUCTION), on a good site with pleasant gardens and attached double length garage.

The accommodation has upvc double glazing and gas central heating, Hall, Lounge with bay window, 17ft dining room with patio doors, lovely country style kitchen with double doors to the conservatory. To the first floor there are three good size bedrooms and the tiled bathroom has a white suite and over bath shower. An ideal family home in an established residential area. Viewing essential.

GROUND FLOOR

ENTRANCE

Entered via a double glazed door with double glazed side panels, radiator, understairs storage cupboard.



LOUNGE

14'9 x 10'6 (4.50m x 3.20m)

Double glazed rectangular bay window, coved ceiling, radiator.



37 HAYDON ROAD ASHINGTON NORTHUMBERLAND NE63 0JX

DINING ROOM

19'9" x 8'4" (6.02m x 2.54m)

Which has been extended to the rear, double glazed patio doors to the rear garden, radiator, coved ceiling, dado rail.



BREAKFASTING KITCHEN

10'5" x 10'11" (3.18m x 3.33m)

With a good range of wall, base and drawer units with work surfaces, newly fitted electric hob with extractor fan above, electric built in oven, part glazed doors leading into the conservatory, radiator, tiled splash back.



CONSERVATORY

9' x 8'7" (2.74m x 2.62m)

Double glazed windows, double glazed patio doors, laminate flooring, newly fitted ceiling with down lights.



37 HAYDON ROAD ASHINGTON NORTHUMBERLAND NE63 0JX

UTILITY ROOM

which is plumbed for a washing machine, base unit with Belfast sink and dual taps, double glazed window, door to the garage, double glazed door to the rear.



FIRST FLOOR

LANDING

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



MASTER BEDROOM

11'10 x 10'6 (3.61m x 3.20m)

Double bedroom with a double glazed window, radiator, two storage cupboards one housing the combi boiler.



37 HAYDON ROAD ASHINGTON NORTHUMBERLAND NE63 0JX

BEDROOM TWO

14'5 x 8'6 (4.39m x 2.59m)

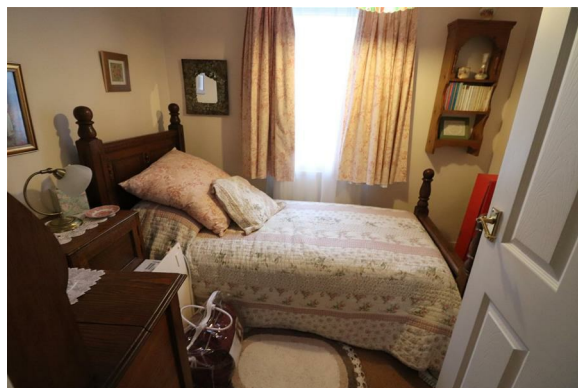
Double bedroom with a double glazed window, radiator, storage cupboard.



BEDROOM THREE

9'2 x 7' (2.79m x 2.13m)

Double glazed window, radiator, storage cupboard.



BATHROOM

Bath with shower over, low level wc, wash hand basin, double glazed window, radiator, tiled splash back.

EXTERNALLY

FRONT GARDEN

Matured front garden, drive.



GARAGE

Single garage with up and over door.

37 HAYDON ROAD ASHINGTON NORTHUMBERLAND NE63 0JX

REAR

enclosed garden to the rear with fruit trees, shrubs and borders, paved sitting area.



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

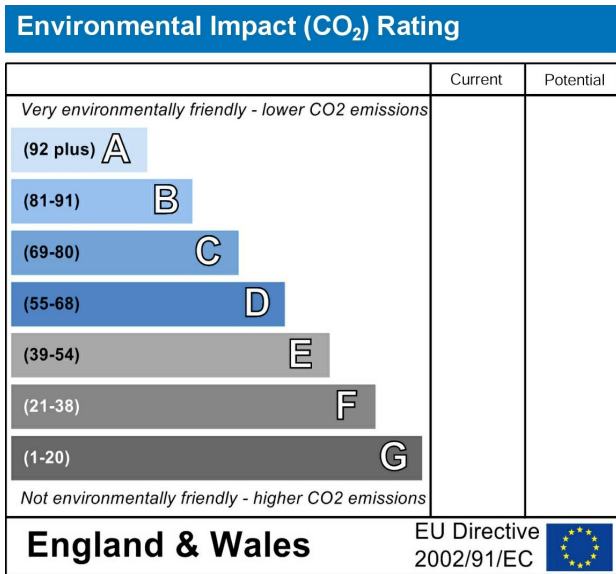
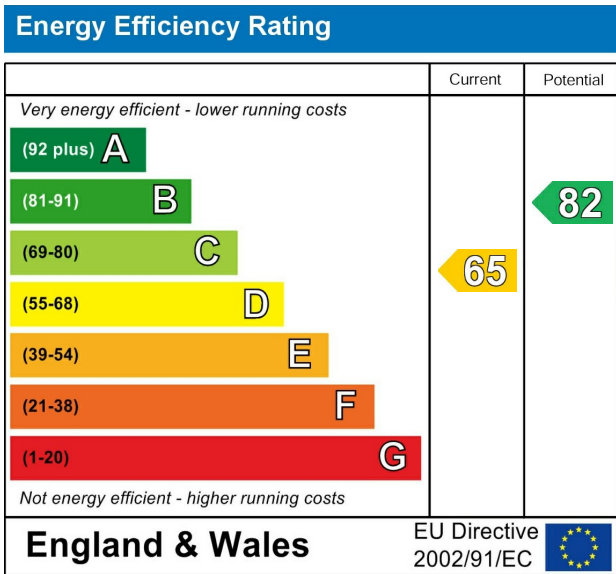
PLEASE QUOTE REFERENCE NO: 5816A

MORTGAGE

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.



17/18 Laburnum Terrace, Ashington NE63 0JA Tel: 01670 812145 Fax: 01670 522765 Email: ashington@rickard.uk.com
 25 Newgate Street, Morpeth NE61 1AW Tel: 01670 513533 Fax: 01670 518398 Email: morpeth@rickard.uk.com
 6 Havelock Street, Blyth NE24 1AB Tel: 01670 356613 Fax: 01670 369155 Email: blyth@rickard.uk.com

