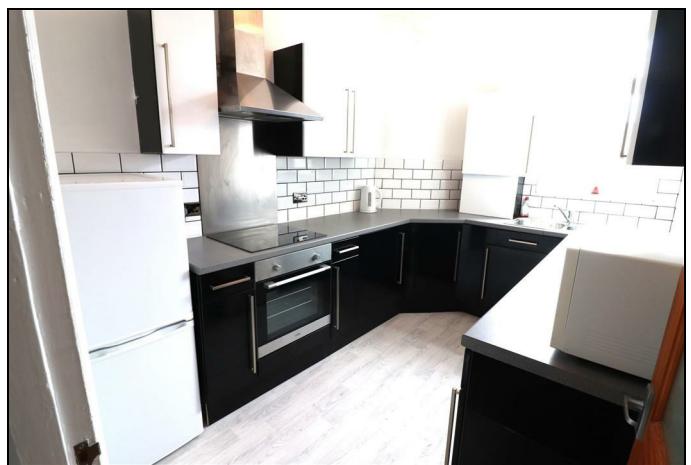


# RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

144A MILBURN ROAD ASHINGTON NORTHUMBERLAND NE63 0PQ



- TWO BEDROOMS
- NO ONWARD CHAIN
- COUNCIL TAX BAND A
- UPPER FLAT
- IDEAL FIRST TIME BUY
- EPC RATING C

**Price £45,000**

17/18 Laburnum Terrace, Ashington, Northumberland, NE63 0AJ

Fax: 01670 522765

Email: ashington@rickard.uk.com

**01670 812145**

**www.rickard.uk.com**

# 144A MILBURN ROAD ASHINGTON NORTHUMBERLAND NE63 0PQ

**\*\*WOULD MAKE AND IDEAL FIRST TIME BUY OR INVESTMENT\*\***a two bedroom upper flat, perfectly located for Ashington town centre with its shops and excellent transport links. The property is being sold with NO ONWARD CHAIN. Benefits from gas central heating and double glazing. Comprises of, entrance lobby with stairs up to the first floor landing, fitted kitchen, lounge, shower room, separate wc, stairs down to the rear, Two bedrooms. Externally there is an enclosed yard to the rear.

## GROUND FLOOR

### LOBBY

Entered via a double glazed door.

### LANDING

Radiator, access to the loft via pull down ladder.



### KITCHEN

7'7 x 11'2 (2.31m x 3.40m)

Double glazed window, range of wall, drawer, wall and base units with work tops, one and half bowl sink with drainer and mixer tap, modern tiled splash back, oven, hob with a chrome splash back and extractor hood above, combi boiler.



### LOUNGE

9'5 x 14'9 (2.87m x 4.50m)

Double glazed window, radiator, two storage cupboards, fire surround with pebble effect electric fire inset.



# 144A MILBURN ROAD ASHINGTON NORTHUMBERLAND NE63 0PQ

## SHOWER ROOM

Walk in shower cubicle, radiator, double glazed window.



## SEPARATE WC

Low level wc, wash hand basin, double glazed window, radiator, tiled splash back.



# 144A MILBURN ROAD ASHINGTON NORTHUMBERLAND NE63 0PQ

## MASTER BEDROOM

11'7 x 14'7 (3.53m x 4.45m)  
Double glazed window, radiator.



## BEDROOM TWO

9'5 x 7'11 (2.87m x 2.41m)  
Double glazed window, radiator.



## EXTERNALLY

### REAR

Enclosed yard to the rear with double gates providing off street parking.

### TENURE:

WE UNDERSTAND THE PROPERTY IS LEASOLD. 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

**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.

**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 - Not available (Ofcom Broadband checker May 2024)

Flood Risk - River and Sea - Low Risk

Planning Permission - There are currently no planning permission for 144A Milburn Road

<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.

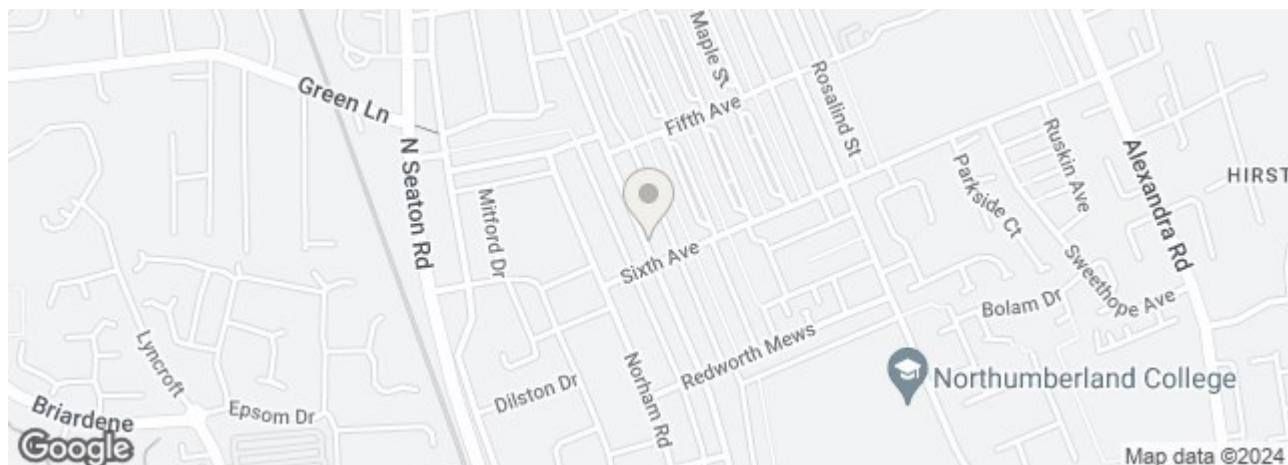
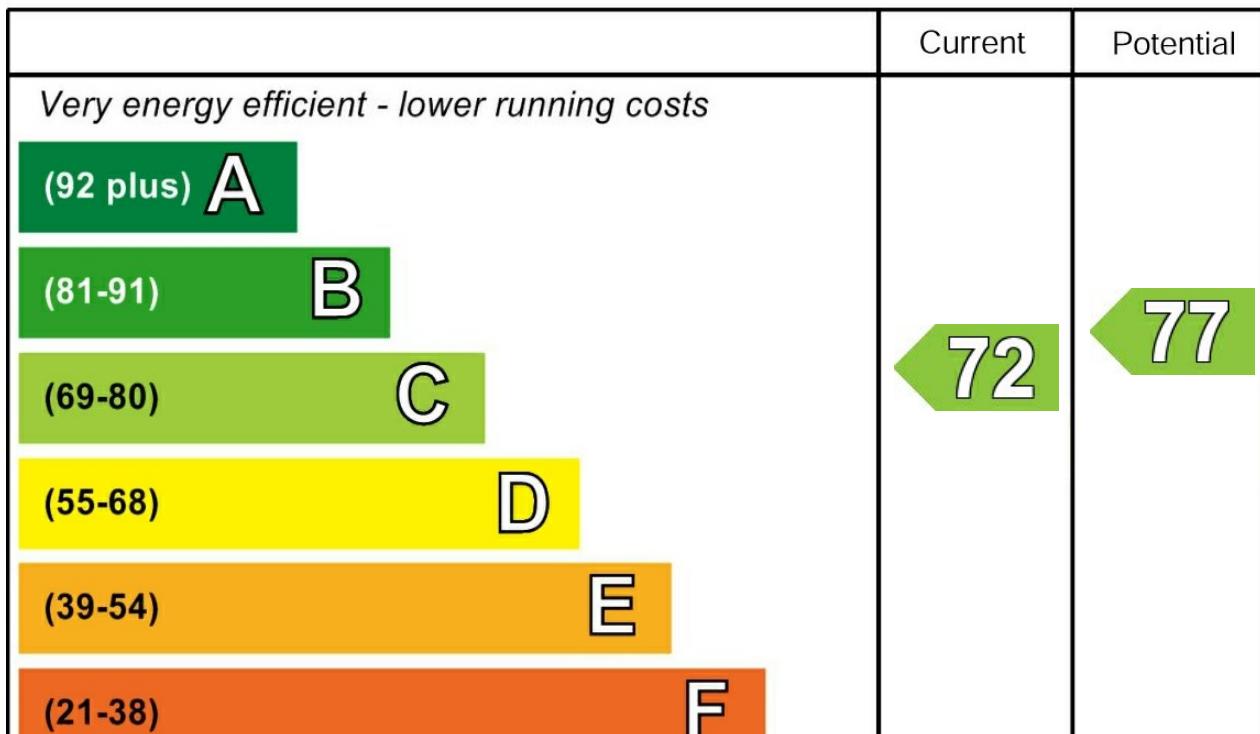
**VIEWING**

BY APPOINTMENT WITH OUR ASHINGTON OFFICE (01670) 812145/ashington@rickard.uk.com. FILE NO: 6412A

## PLEASE NOTE:

**Your home may be repossessed if you do not keep up repayments on your mortgage.**

## Energy Efficiency Rating



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