

RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

**1 GREEN CROFT SOUTH GREEN LANE ASHINGTON NORTHUMBERLAND
NE63 8EF**



- TWO DOUBLE BEDROOMS
- GARDEN
- EPC RATING C



- SPACIOUS UPPER FLAT
- NO ONWARD CHAIN
- COUNCIL TAX BAND A

Offers Around £75,000

1 GREEN CROFT SOUTH GREEN LANE ASHINGTON NORTHUMBERLAND NE63 8EF

Welcome to this charming first-floor flat located in the desirable area of Green Croft, Ashington. This spacious property boasts two well-proportioned bedrooms, making it an ideal choice for couples, small families, or those seeking a comfortable living space. The property is free from a upper chain.

As you enter, you will be greeted by a light and airy lounge that provides a perfect setting for relaxation or entertaining guests. The generous windows allow natural light to flood the room, creating a warm and inviting atmosphere.

The flat features a delightful breakfasting kitchen, equipped with an excellent range of units that offer ample storage and workspace. This kitchen is not only functional but also a lovely spot to enjoy your morning coffee or a casual meal.

One of the standout features of this property is the garden, providing a wonderful outdoor space for you to unwind, enjoy a bit of gardening, or simply soak up the sun on a pleasant day.

Ideally located, this flat offers convenient access to local amenities, making daily life easy and enjoyable. Whether you are looking to explore the vibrant community or simply enjoy the comforts of home, this property is sure to meet your needs.

In summary, this first-floor flat in Green Croft is a fantastic opportunity for anyone seeking a spacious and well-appointed home in a prime location. Don't miss the chance to make it your own.

GROUND FLOOR

LOBBY

Entered via a double glazed door, door to:



HALL

Storage cupboard, stairs up to the landing.



LANDING

Radiator, laminate flooring, two storage cupboards.

1 GREEN CROFT SOUTH GREEN LANE ASHINGTON NORTHUMBERLAND NE63 8EF

LOUNGE

13'10" x 16'11" (4.22 x 5.16)

A lovely light and spacious lounge with a double glazed window, radiator, laminate flooring, coving, contemporary pebble effect electric fire.



ADDITIONAL LOUNGE IMAGE



1 GREEN CROFT SOUTH GREEN LANE ASHINGTON NORTHUMBERLAND NE63 8EF

BREAKFASTING KITCHEN

9'4" x 16'6" (2.85 x 5.05)

Two double glazed windows, excellent range of wall, base and drawer units with complimenting work tops, including a complimenting breakfast bar with a wine rack and storage under, under unit lighting, integrated oven, integrated gas hob with an extractor hood above, plumbed for washing machine, tiled splash back, tiled flooring, radiator.



ADDITIONAL KITCHEN IMAGE



1 GREEN CROFT SOUTH GREEN LANE ASHINGTON NORTHUMBERLAND NE63 8EF

MASTER BEDROOM

8'9" x 11'4" (2.69 x 3.47)

Double glazed window, radiator, hanging rails.



BEDROOM TWO

8'3" x 13'1" (2.54 x 4.4)

Double glazed window, radiator.



1 GREEN CROFT SOUTH GREEN LANE ASHINGTON NORTHUMBERLAND NE63 8EF

BATHROOM

8'3" x 8'8" (2.52 x 2.66)

Double glazed window, heated towel rail, corner bath, corner shower cubicle, upvc cladding to the walls and ceiling, downlights to the ceiling.



EXTERNALLY

FRONT

Enclosed garden to the front which is mainly paved, gravelled area.



TENURE:

WE UNDERSTAND THE PROPERTY IS LEASEHOLD. HOWEVER, WE ARE NOT QUALIFIED TO VERIFY THE TENURE ON ANY PROPERTY AND YOUR SOLICITOR SHOULD BE CONSULTED REGARDING THIS.

1 GREEN CROFT SOUTH GREEN LANE ASHINGTON NORTHUMBERLAND NE63 8EF

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.

VIEWING

BY APPOINTMENT WITH OUR ASHINGTON OFFICE (01670) 812145/ashington@rickard.uk.com. FILE NO: 6529A

MORTGAGE

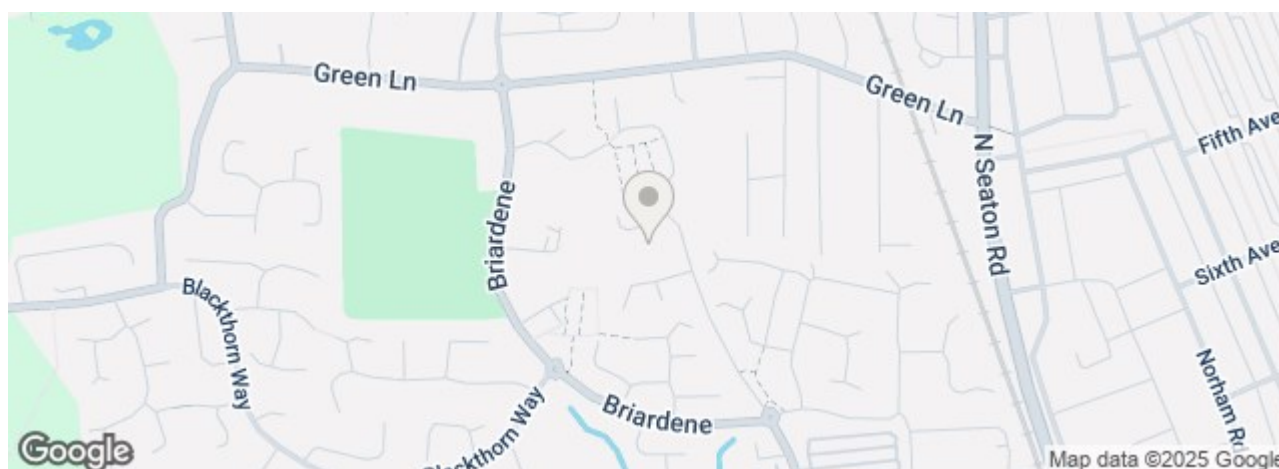
Why not make an appointment to speak to our **Independent** Mortgage Adviser?

PLEASE NOTE:

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

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	78
(55-68) D		
(39-54) E		
(21-38) F		



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