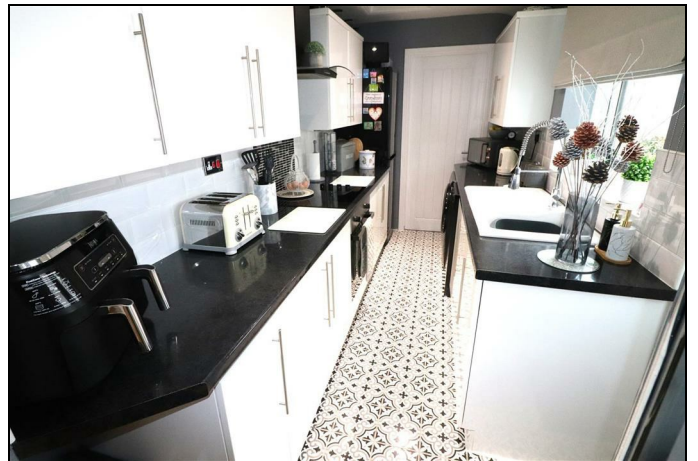
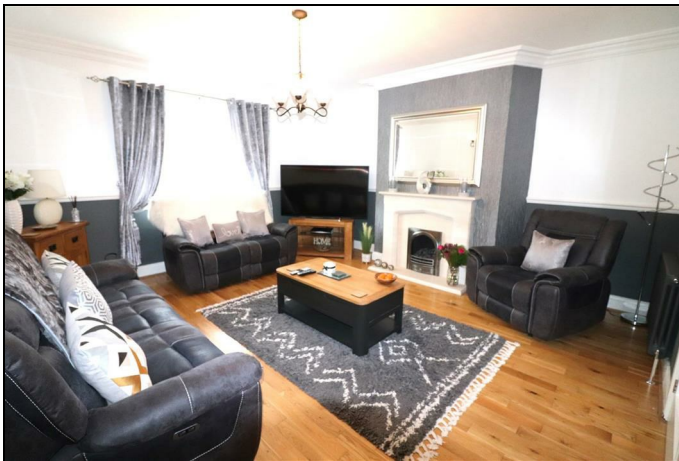


RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

3 WOODHORN ROAD ASHINGTON NORTHUMBERLAND NE63 9AS



- SPACIOUS FAMILY HOME
- TWO MODERN BATHROOMS
- EXCELLENT TRANSPORT LINKS
- COUNCIL TAX BAND A

- THREE BEDROOMS
- WITHIN WALKING DISTANCE TO THE SHOPS
- EPC RATING C
- GCH/DG

Price £120,000

3 WOODHORN ROAD ASHINGTON NORTHUMBERLAND NE63 9AS

****A LOVELY MODERN SPACIOUS FAMILY HOME**** three bedroom terraced house with two modern bathrooms, two modern reception rooms, off street parking and garage. The property benefits from gas central heating and double glazing. Perfectly located for Ashington town centre with its abundance of shops and excellent transport links. Comprises of, entrance lobby, hallway, spacious lounge with a modern fire surround, double doors leading to the dining room, galley style kitchen, modern bathroom. First floor landing, three bedrooms, modern shower room. Externally there is a garden to the front, court yard and garage to the rear.

GROUND FLOOR

ENTRANCE LOBBY

Entered via a Composite modern door, dado rail, oak flooring.

HALLWAY

dado rail, oak flooring, radiator, storage cupboard.

LOUNGE

16' x 14'11 (4.88m x 4.55m)

Light and spacious with a double glazed window, traditional style horizontal radiator, coving, ceiling rose, modern fire surround with a gas living flame fire inset, double doors through to;



DINING ROOM

18'7 x 13'7 (5.66m x 4.14m)

Double glazed French doors to the rear court yard, oak flooring, traditional style horizontal radiator, coving, ceiling rose.



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GALLEY STYLE KITCHEN

13'7 x 6'8 (4.14m x 2.03m)

With a range of modern high gloss wall and base units with complimenting worktops, modern tiled splash back, one and half bowl ceramic sink with drainer and mixer tap, heated ladder towel rail, oven, electric hob with an extractor hood above, plumbed for washing machine, double glazed window, double glazed door.



BATHROOM

Bath, wash hand basin set in a vanity unit, low level wc,, traditional style horizontal radiator, modern partial tiling to the walls.



FIRST FLOOR

LANDING

Radiator, access to the loft via pull down ladders.

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BEDROOM ONE

11'5 x 13'3 (3.48m x 4.04m)

Double glazed window, radiator, coving.



BEDROOM TWO

Double glazed window, radiator, coving, two lots of fitted storage cupboards to each alcove.



3 WOODHORN ROAD ASHINGTON NORTHUMBERLAND NE63 9AS

BEDROOM THREE

12'10 x 6'9 (3.91m x 2.06m)

Double glazed window, radiator.



MODERN SHOWER ROOM

Walk in double shower, low level wc, wash hand basin set in a vanity unit, tiled floor, tiled walls, upvc cladding to the ceiling, double glazed window, built in drawers for storage, heated ladder towel rail.



EXTERNALLY

FRONT

Small town garden to the front.

REAR

Court yard to the rear.



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GARAGE

With up and over door.



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 - Available - Including Ultrafast broadband. (Ofcom Broadband checker April 2024)

Flood Risk - River and Sea - Low Risk

Planning Permission - There are currently no planning permission for 3 Woodhorn Road, Ashington.

<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.

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

3 WOODHORN ROAD ASHINGTON NORTHUMBERLAND NE63 9AS

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.

VIEWING

BY APPOINTMENT WITH OUR ASHINGTON OFFICE (01670) 812145/ashington@rickard.uk.com. File no: 6385a



MORTGAGE

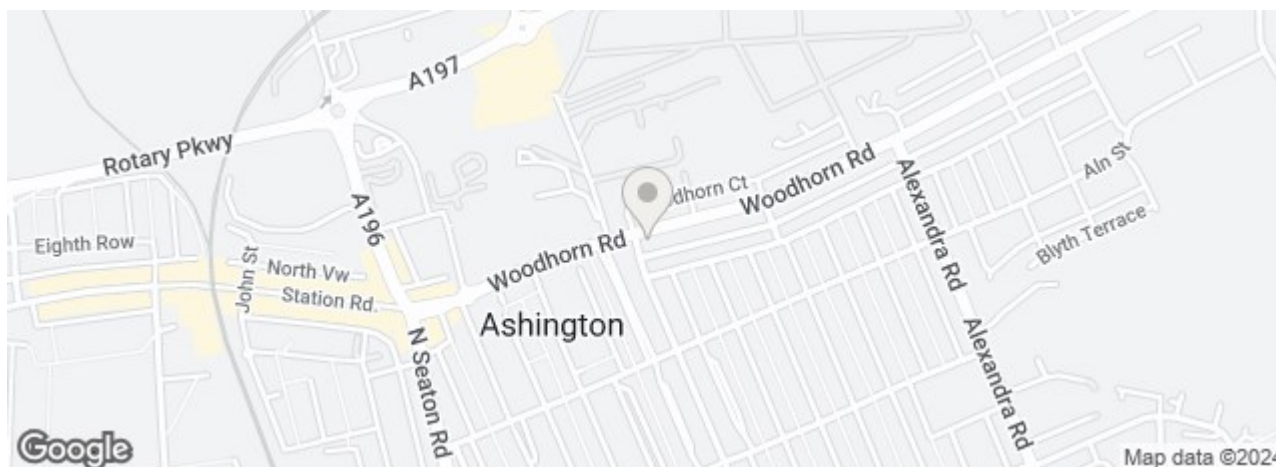
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PLEASE NOTE:

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		82
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		



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