

# RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

**93 POPLAR STREET ASHINGTON NE63 0AT**



- THREE BEDROOMS
- EPC RATING
- FREEHOLD PROPERTY

- SPACIOUS TERRACE HOUSE
- COUNCIL TAX BAND A
- MAINS GCH/ELECTRIC/WATER, DRAINAGE & SEWERAGE

**Price £85,000**

# 93 POPLAR STREET ASHINGTON NE63 0AT

Situated on the Poplar Street in Ashington, this mid-terrace house presents an great opportunity for those seeking a family home or an investment. Boasting three well-proportioned bedrooms, this property is perfect for families or individuals looking for extra space.

One of the standout features of this home is its prime location. It is conveniently situated within walking distance to the town centre, providing easy access to a variety of shops, cafes, and local amenities. Additionally, excellent transport links are nearby, making commuting a breeze for those who travel for work or leisure.

The property is offered with no onward chain, allowing for a smoother purchase process. This is particularly advantageous for buyers looking to move in and settle into their new home without delay.

With its features and convenient location, this terraced house on Poplar Street is a fantastic opportunity not to be missed. Whether you are a first-time buyer, a growing family, or an investor, this property is sure to meet your needs and expectations. We invite you to come and explore the potential this home has to offer.

## GROUND FLOOR

### LOBBY

Double glazed door, laminate flooring.

### LOUNGE

14'11 x 18'1 (4.55m x 5.51m)

Double glazed window, radiator, laminate flooring, fire surround.



### DINING ROOM

14'5 x 13'14 (4.39m x 3.96m)

Double glazed window, radiator, laminate flooring, gas living flame fire with fire surround.



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## KITCHEN

7'9 x 16'6 (2.36m x 5.03m)

Double glazed window, heated towel rail, laminate flooring, range of wall, base and wall units with work tops, oven, hob with an extractor hood above, sink with drainer and mixer tap, double glazed door.



## REAR LOBBY

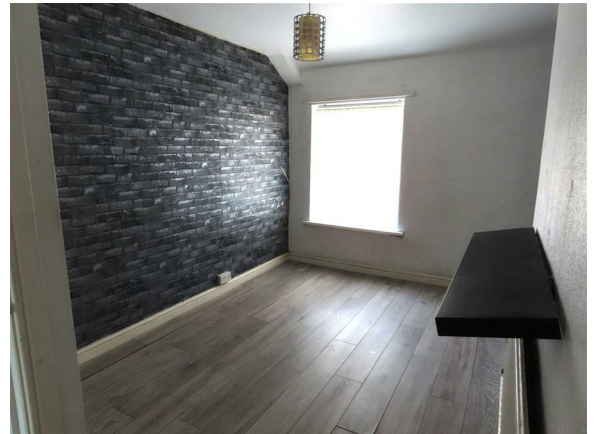
Double glazed window.

## LANDING

## BEDROOM ONE

9'8 x 8'4 (2.95m x 2.54m)

Double glazed window, radiator, laminate flooring.

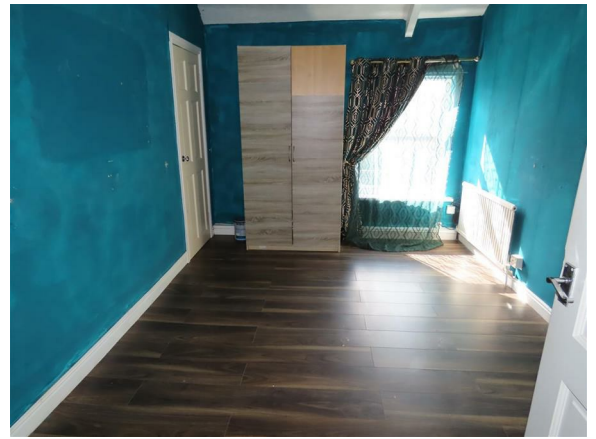


## 93 POPLAR STREET ASHINGTON NE63 0AT

### BEDROOM TWO

14'4 x 9'9 (4.37m x 2.97m)

Double glazed window, radiator, laminate flooring, storage cupboard.



### BEDROOM THREE

11'9 x 8' (3.58m x 2.44m)

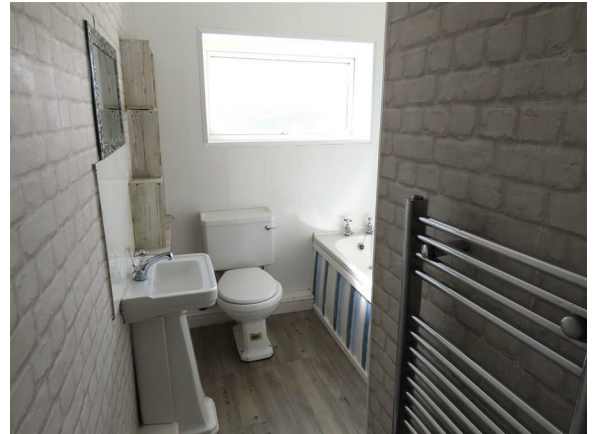
Double glazed window, radiator, laminate flooring.



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## BATHROOM

Double glazed window, bath with shower over, low level wc, wash hand basin, laminate flooring, upvc cladding, heated towel rail.



## EXTERNALLY

### FRONT

Garden to the front.



# 93 POPLAR STREET ASHINGTON NE63 0AT

## REAR

Yard to the rear.



## 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

## 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.

## 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 2026)

Flood Risk - River and Sea - Low risk

Planning Permission - There are currently no planning permission for 93 Poplar Street

<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.

## STANDARD INFORMATION

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## **93 POPLAR STREET ASHINGTON NE63 0AT**

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.

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**MORTGAGE**

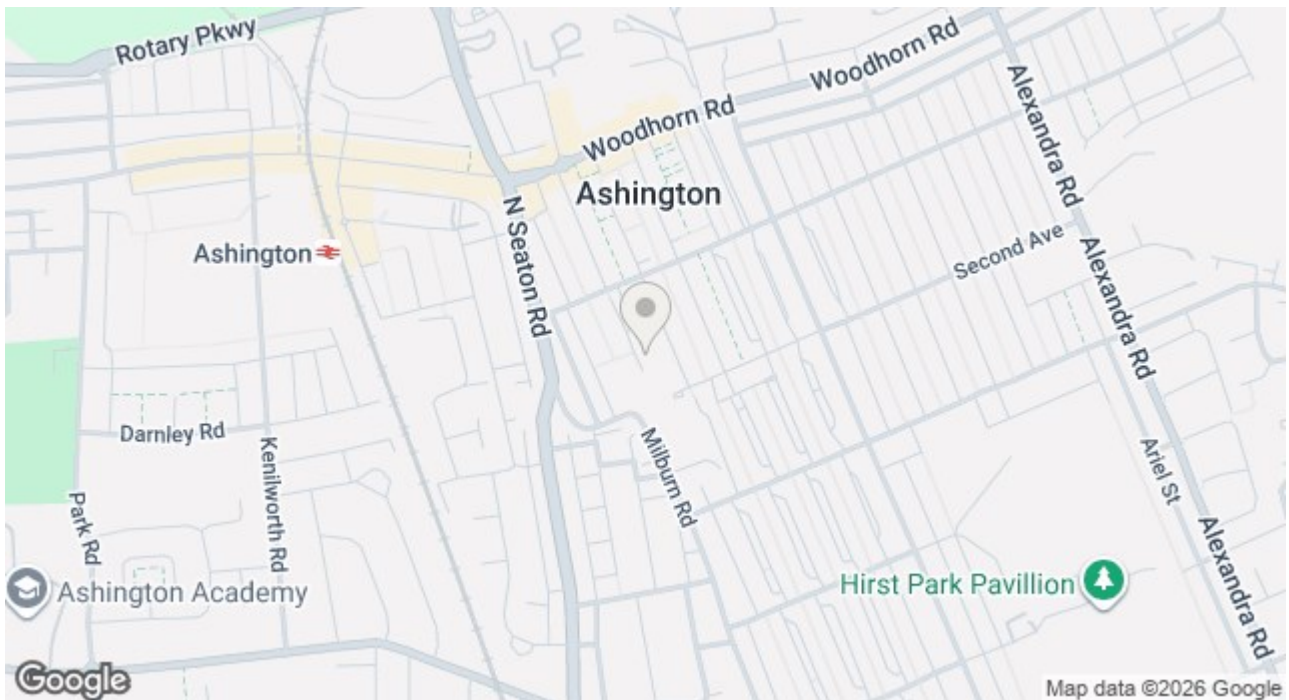
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# Energy Efficiency Rating

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



[www.rickard.uk.com](http://www.rickard.uk.com)

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VAT registration number 175 8808 19

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