

# RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

**12 OAKLAND TERRACE ASHINGTON NORTHUMBERLAND NE63 8AZ**



- THREE BEDROOMS
- NO ONWARD CHAIN
- COUNCIL TAX BAND A

- MID TERRACE HOUSE
- EPC RATING E
- IDEALLY LOCATED

**Offers In The Region Of £83,000**

# 12 OAKLAND TERRACE ASHINGTON NORTHUMBERLAND NE63 8AZ

**\*\*SPACIOUS FAMILY HOME\*\*** three bedroom mid terrace house is ideally situated for local amenities and transport links. The property benefits from gas central heating, double glazing and also benefits from being sold with NO ONWARD CHAIN. Comprises of, entrance lobby, spacious lounge, kitchen diner with a good range of units, utility room. First floor landing, three bedrooms, bathroom. Externally there is a garden to the front and yard and garage to the rear.

## GROUND FLOOR

### LOBBY

Entered via a double glazed door, radiator.

### LOUNGE

14'9 x 15'2 (4.50m x 4.62m)

Light and spacious lounge with a double glazed window, radiator, gas fire with back boiler behind and fire surround.



### KITCHEN DINER

7'11 x 18'10 (2.41m x 5.74m)

Good range of wall, base and drawer units with work tops, one and half bowl sink with drainer and mixer tap, space for a fridge freezer, partially tiled splash back, radiator.



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## UTILITY ROOM

10'11 x 5'4 (3.33m x 1.63m)

Double glazed window, radiator, plumbed for washing machine.



## FIRST FLOOR

### LANDING

Access to the loft.

### BEDROOM ONE

9'9 x 11'8 (2.97m x 3.56m)

Double glazed window, radiator, coving, fitted wardrobes, over bed storage and drawers.



### BEDROOM TWO

Double glazed window, radiator,



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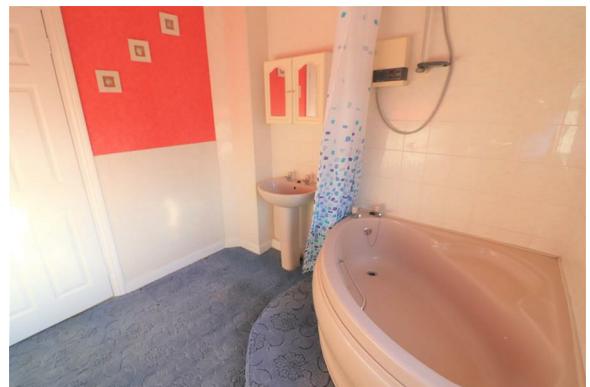
## BEDROOM THREE

8'1 x 7'10 (2.46m x 2.39m)  
Double glazed window, radiator,



## BATHROOM

8'10 x 7'6 (2.69m x 2.29m)  
Double glazed window, radiator, corner bath with shower over, low level wc, wash hand basin, tiled walls.



## EXTERNALLY

### FRONT

Larger style garden to the front.



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## REAR

Enclosed yard and garage to the rear.



## 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

## FILE NUMBER

PLEASE QUOTE REFERENCE NO: 6204a

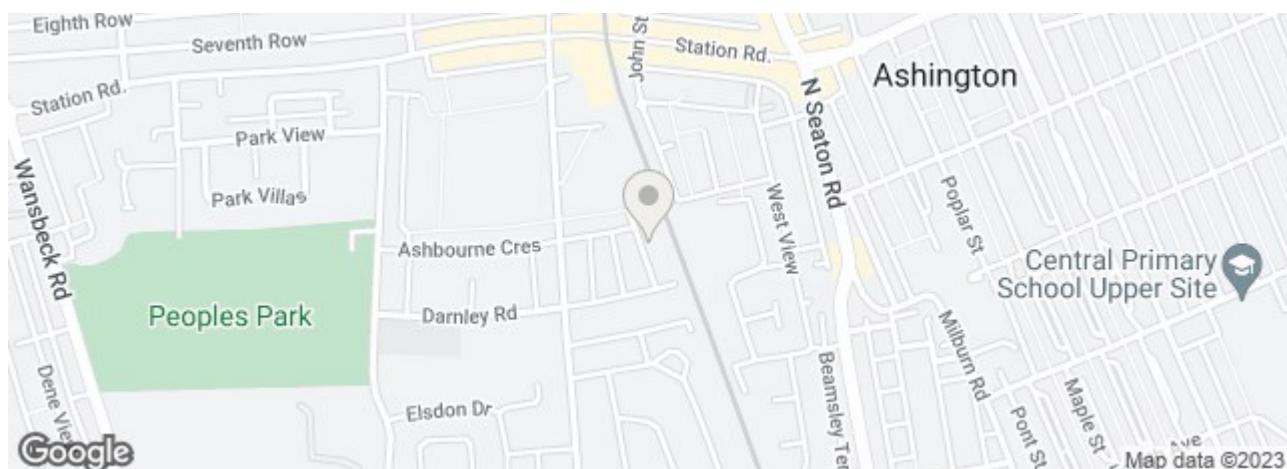
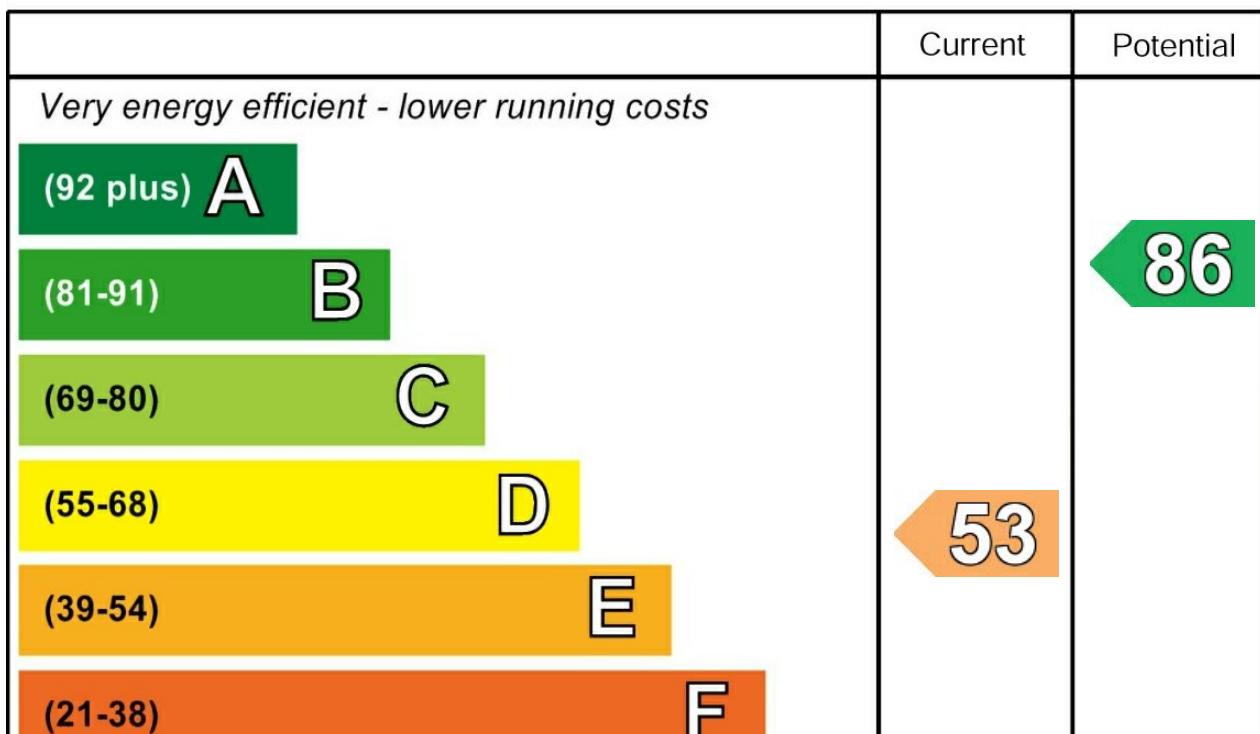
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## Energy Efficiency Rating



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