

# RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

41 HAYDON ROAD ASHINGTON NORTHUMBERLAND NE63 0JX



- TWO BEDROOMS
- CORNER PLOT
- EPC RATING C

- SEMI DETACHED
- IDEAL FIRST TIME BUY
- GARDENS + OFF STREET PARKING

**Offers Over £85,000**

# 41 HAYDON ROAD ASHINGTON NORTHUMBERLAND NE63 0JX

We are pleased to bring the market this two bedroomed semi detached house within easy reach of Ashington town centre, school and all local amenities. The property benefits from upvc double glazed windows, gas heating and driveway for off street parking. The accommodation briefly comprises of: Entrance hall, lounge, spacious kitchen/diner, First floor: Two bedrooms, family bathroom/separate w.c. Externally gardens front and rear and driveway for off street parking.

## GROUND FLOOR

### ENTRANCE HALL

Entered via a double glazed door, double glazed window, radiator, laminate flooring, two storage cupboards.

### LOUNGE

9'6 x 16'7 (2.90m x 5.05m)

Double glazed window, radiator laminate flooring, coved ceiling.



### KITCHEN DINER

10'11 x 12'11 (3.33m x 3.94m)

Two double glazed windows, radiator, range of wall and base units, sink with drainer and mixer tap, two storage cupboards, door to outhouse, space for dining table, space for cooker.



## FIRST FLOOR LANDING



# 41 HAYDON ROAD ASHINGTON NORTHUMBERLAND NE63 0JX

## MASTER BEDROOM

10'6 x 14'7 (3.20m x 4.45m)

Two double glazed windows, radiator, laminate flooring.



## BEDROOM TWO

9'8 x 12' (2.95m x 3.66m)

double glazed windows, radiator, laminate flooring.



## SEPERATE WC

Low level wc, double glazed window.



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## BATHROOM

Bath with shower over, wash hand basin, radiator, tiled splash back, double glazed window.



## EXTERNALLY

### FRONT

Garden and drive to the front.

### REAR

Enclosed garden 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: 5989a

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	<b>70</b>	<b>86</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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