

RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

5 PARK ROAD EAST ASHINGTON NE63 8AE



- THREE BEDROOMS
- NO ONWARD CHAIN
- COUNCIL TAX BAND B
- MAINS GCH/ELECTRIC/WATER,DRAINAGE & SEWERAGE
- SPACIOUS MID TERRACE
- LOVELY FAMILY HOME
- FREEHOLD PROPERTY
- EPC RATING C

Price £170,000

5 PARK ROAD EAST ASHINGTON NE63 8AE

Nestled on Park Road East in the town of Ashington, this delightful mid-terrace house offers a wonderful opportunity for both families and first-time buyers. With no upward chain, you can move in with ease and start enjoying your new home.

The property boasts three well-proportioned bedrooms, providing ample space for relaxation and rest. The two inviting reception rooms are perfect for entertaining guests or enjoying quiet evenings with family. The layout of the house is both practical and spacious, ensuring that every corner is utilised effectively.

The bathroom is conveniently located, and the overall condition of the property is commendable, making it a fantastic canvas for you to add your personal touch. Whether you are looking to create a new family home or a stylish retreat, this property offers the perfect foundation.

In summary, this charming terraced house on Park Road East is a rare find, combining comfort, space, and a lovely location. Do not miss the chance to make this delightful property your own.

GROUND FLOOR

LOBBY

Entered via a double glazed door, original style tiled floor.



HALLWAY

Radiator, dado rail.



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LOUNGE

15'2 x 15'2 (4.62m x 4.62m)

Double glazed bay window, radiator, wood flooring, cornicing and ceiling rose, marble effect fire surround with marble hearth and dressed brick back.



DINING ROOM

13'9 x 12'9 (4.19m x 3.89m)

Wood flooring, radiator, coving, double glazed sliding door to the court yard.



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KITCHEN

13'3 x 9' (4.04m x 2.74m)

Two double glazed windows, radiator, range of modern wall, base and drawer units with complimenting Granite work tops and matching upstands, tiled splash back, sink with drainer and mixer tap, Lakeside slate flooring, freestanding range style oven which is half electric and half gas.



UTILITY

6' x 5'11 (1.83m x 1.80m)

Double glazed windows, base units, Lakeland slate flooring.



REAR LOBBY

Lakeland slate flooring, double glazed door, radiator.



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FIRST FLOOR



HALF LANDING

BATHROOM

9'10 x 8'11 (3.00m x 2.72m)

Double glazed window, radiator, roll top bath with claw feet, shower cubicle, storage cupboard, floating contemporary glass sink, tiled walls, laminate flooring.



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SEPARATE WC

Double glazed window, low level wc.



BEDROOM ONE

10'8 x 12'5 (3.25m x 3.78m)

Double glazed window, radiator, picture rail, storage cupboards to each alcove.



BEDROOM TWO

11'1 x 12'5 (3.38m x 3.78m)

Double glazed window, radiator, picture rail.

BEDROOM THREE

Double glazed window, radiator, picture rail, storage cupboards.



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EXTERNALLY

FRONT

Garden to the front.



NO MANS LAND

The previous owners have used this land for over 60 years as advised by the family, it is classed as no mans land.



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COURT YARD

Private court yard with gated access to the rear yard.



REAR WITH GARAGE

Yard, outbuilding ideal for storage with water. Garage with an up and over door.

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 July 2026)

Flood Risk - River and Sea - Low Risk

Planning Permission - There are currently no planning permission for 5 Park Road East

<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.

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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. 6668a



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	75	79
(55-68) D		
(39-54) E		
(21-38) F		

