

RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

8 BOLSOVER STREET ASHINGTON NORTHUMBERLAND NE63 0HA



- TWO DOUBLE BEDROOMS
- NO ONWARD CHAIN
- EPC RATING C



- SPACIOUS MID TERRACE
- COUNCIL TAX BAND A
- 13 SOLAR PANNELS

Price £75,000

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****IDEAL FOR A FIRST TIME BUYER OR INVESTOR**** a two double bedroom mid terrace spacious house, ideally located and within walking distance of the town centre with an abundance of shops and excellent transport links. Benefits from gas central heating, double glazing and also benefits from being sold with NO ONWARD CHAIN. The house comprises of: Entrance lobby, hall, dining from, lounge, fitted kitchen. First floor spacious landing, bathroom, two bedrooms. Externally there is a garden to the front, yard and single garage to the rear with an electric roller door. 13 SOLAR PANNELS (owned by the current owner).

GROUND FLOOR

LOBBY

Entered via a double glazed door, dado rail.

DINING ROOM

12'6 x 12'4 (3.81m x 3.76m)

Double glazed window, radiator, two storage cupboards, gas fire, laminate flooring, double doors through to;



LOUNGE

13'9 x 15'9 (4.19m x 4.80m)

Double glazed window, radiator, gas living flame fire, ceiling rose, cornicing.



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KITCHEN

13'7 x 7'7 (4.14m x 2.31m)

Double glazed window, range of wall, base and drawer units with work tops, fridge freezer, freestanding gas cooker, washing machine, one and half bowl sink with drainer and mixer tap, double glazed door to the yard.



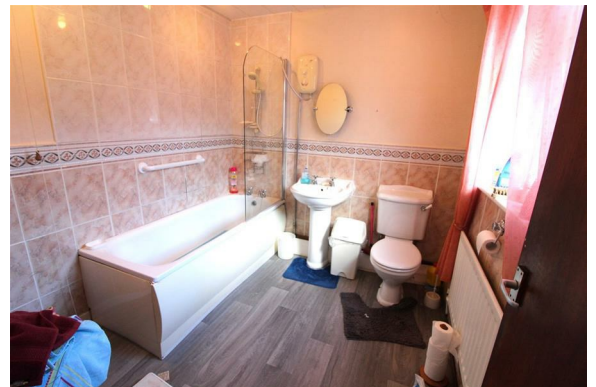
FIRST FLOOR LANDING

Split level landing with two storage cupboards.



BATHROOM

Double glazed window, radiator, bath with shower over, pedestal wash hand basin, low level wc, partially tiled walls.



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MASTER BEDROOM

12'8 x 16' (3.86m x 4.88m)

Double glazed window, radiator, fitted wardrobes.



BEDROOM TWO

11'5 x 12'3 (3.48m x 3.73m)

Double glazed window, radiator, picture rail, dado rail.

EXTERNALLY

FRONT

lawned garden to the front, shrubs, gated access to the street.



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REAR

yard to the rear with double gates leading to the lane.



SINGLE GARAGE

With an electric roller door, additional electric side door.

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: 6322a

MORTGAGE

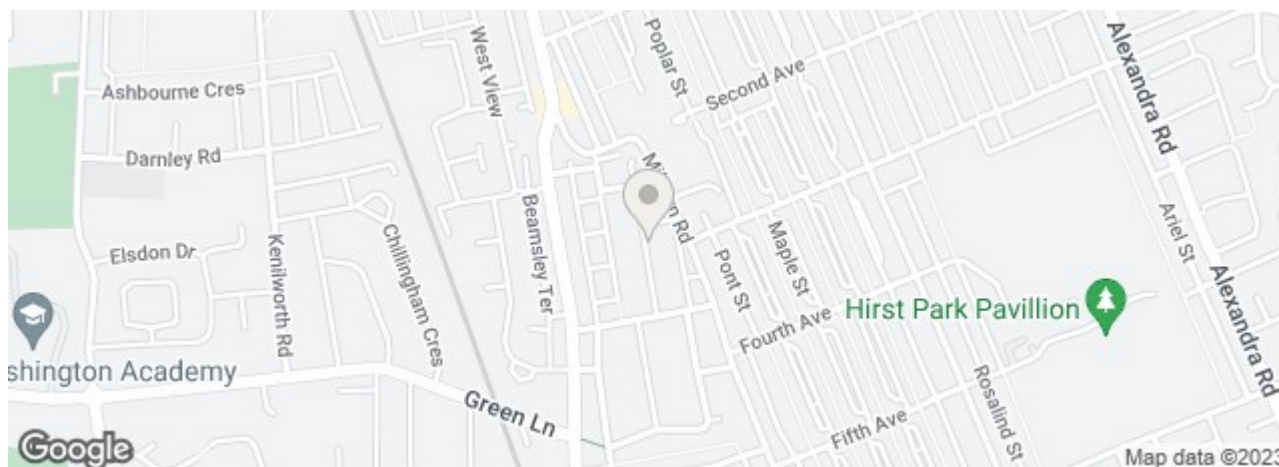
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	79	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		



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