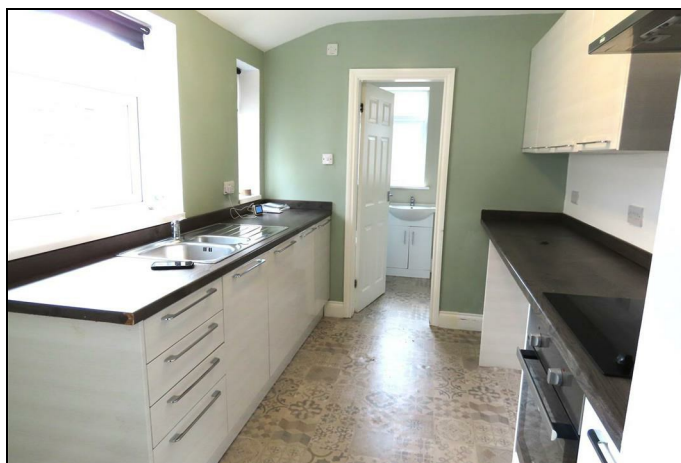


RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

27 POPLAR STREET ASHINGTON NORTHUMBERLAND NE63 0AS



- TWO BEDROOMS/MID TERRACE
- EPC RATING D
- FREEHOLD PROPERTY

- STONES THROW TO THE TOWN CENTRE
- COUNCIL TAX BAND A
- MAINS GCH/ELECTRIC/WATER,DRAINAGE & SEWERAGE

Price £69,950

27 POPLAR STREET ASHINGTON NORTHUMBERLAND NE63 0AS

Situated on Poplar Street in the town of Ashington, this terraced house presents an excellent opportunity for first-time buyers or savvy investors. Boasting two bedrooms, this property is designed to offer both comfort and practicality. The inviting reception room provides a light and welcoming space.

One of the standout features of this home is its enviable location, just a stone's throw from the town centre. Residents will enjoy easy access to a variety of local amenities, including shops, cafes, and recreational facilities. Furthermore, the property benefits from excellent transport links, ensuring that commuting to nearby areas is both convenient and efficient.

With no upper chain, this property is ready for you to move into. Whether you are seeking your first home or a investment opportunity, this terraced house on Poplar Street is sure to meet your needs. Don't miss the chance to make this lovely property your own.

GROUND FLOOR

LOUNGE

17'10 x 16'2 (5.44m x 4.93m)

Double glazed window, two radiators,



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DINING ROOM

10'5 x 16' (3.18m x 4.88m)

Double glazed French doors with two double glazed windows at either side, radiator, two storage cupboards.



KITCHEN

10'3 x 7'9 (3.12m x 2.36m)

Two double glazed windows, radiator, range of high gloss wall, drawer and base units with complimenting work tops, one and half bowl sink with drainer and mixer tap, built in oven and hob with an extractor hood above, chrome splash back.



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BATHROOM

5'7 x 7'9 (1.70m x 2.36m)

Two double glazed windows, heated towel rail, bath with shower over, upvc cladding splash back to the walls, low level wc, wash hand basin set in a vanity unit,



FIRST FLOOR

Double glazed window, access to the loft.

BEDROOM ONE

9' x 16' (2.74m x 4.88m)

Double glazed window, radiator, fitted storage cupboards one housing the combi boiler.



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BEDROOM TWO

13'2 x 8'9 narrowing to 5'2 (4.01m x 2.67m narrowing to 1.57m)

Double glazed window, radiator.



EXTERNALLY

FRONT

Garden to the front with gated access to the street.



YARD

Enclosed yard with double gates providing off street parking.



27 POPLAR STREET ASHINGTON NORTHUMBERLAND NE63 0AS

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.

McKenzie Financial Services Ltd will Pay Rickard 1936 Ltd a referral fee on completion of any mortgage application

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.

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 Marvh 2026)

Flood Risk - River and Sea - Low risk

Planning Permission - There are currently no planning permission for 27 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.

VIEWING

BY APPOINTMENT WITH OUR ASHINGTON OFFICE (01670) 812145/ashington@rickard.uk.com. FILE NO: 6645A

MORTGAGE

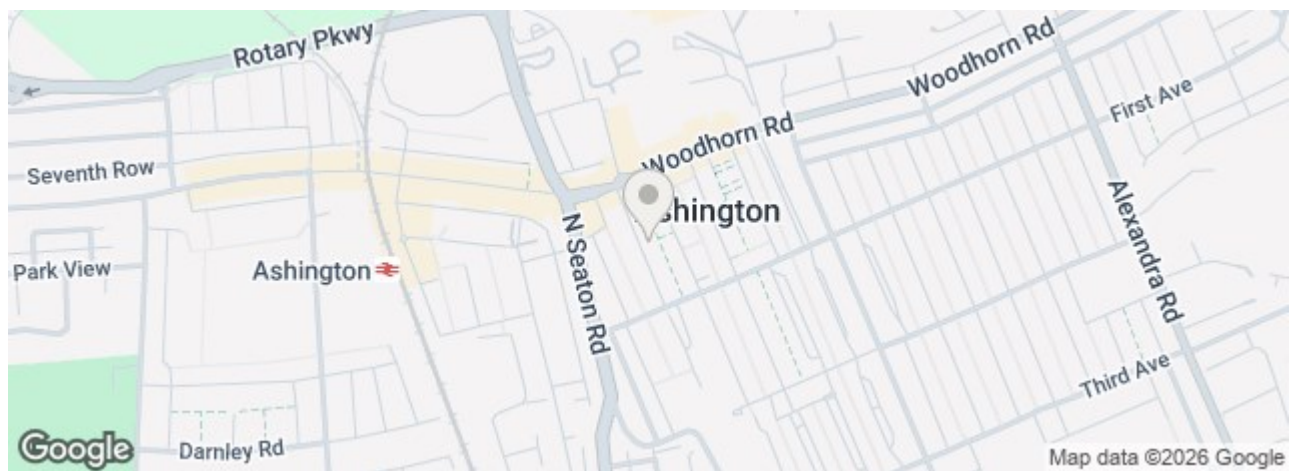
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Energy Efficiency Rating

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



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