

# RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

**29 BURNSIDE ASHINGTON NE63 9UB**



- TWO DOUBLE BEDROOMS
- GARAGE/GARDENS
- EPC RATING C
- TWO BATHROOMS

- EXTENDED SEMI DETACHED
- NO ONWARD CHAIN
- COUNCIL TAX BAND A

**Offers Over £130,000**

## 29 BURNSIDE ASHINGTON NE63 9UB

**\*\*POPULAR RESIDENTIAL LOCATION\*\*** two double bedroomed extended semi detached house. Ideally situated for transportation links and local amenities. The property is in the ever so popular North Seaton Estate and benefits from combi gas central heating, double glazing and also benefits from being sold with NO ONWARD CHAIN. Comprises of light and spacious lounge, dining room, kitchen with a good range of units and work tops, bathroom. First floor landing, two bedrooms, both having fitted wall to wall wardrobes, shower room. Externally there is a garden to the front, to the side is a drive providing off street parking, single garage, enclosed rear garden.

### GROUND FLOOR

#### PORCH

Entered via a double glazed door, double glazed window, tiled flooring.



#### LOUNGE

12'10 x 17'4 (3.91m x 5.28m)

Double glazed bow window, radiator, coving, dado rail, fire surround with electric coal effect fire.





## 29 BURNSIDE ASHINGTON NE63 9UB

### DINING ROOM

9'6 x 14'10 (2.90m x 4.52m)

Double glazed door, radiator, storage cupboard housing the combi boiler, laminate flooring.



### KITCHEN

8'2 x 11'8 (2.49m x 3.56m)

Double glazed window, great range of wall, larder, drawer and base units with work tops, electric oven, gas four ring hob with an extractor hood above, sink with drainer and mixer tap, tiled flooring, tiled splash back.



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### BATHROOM

8'2 x 14'6 (2.49m x 4.42m)

Bath, double shower cubicle, low level wc, wash hand basin, radiator, double glazed window, tiled floor and walls.



### FIRST FLOOR

#### LANDING

Radiator, access to the loft.

#### BEDROOM ONE

12'1 x 10'10 (3.68m x 3.30m)

Double glazed window, radiator, wall to wall fitted wardrobes.



## 29 BURNSIDE ASHINGTON NE63 9UB

### BEDROOM TWO

9'2 x 10'6 (2.79m x 3.20m)

Double glazed window, radiator, wall to wall fitted wardrobes.



### SHOWER ROOM

Double glazed window, shower cubicle, low level wc, wash hand basin set in a vanity unit, tiled flooring, tiled walls, upvc cladding to the ceiling with downlight.



### EXTERNALLY

#### FRONT

Garden to the front.





## 29 BURNSIDE ASHINGTON NE63 9UB

### REAR

Enclosed low maintenance rear garden with gated access to the drive.



### GARAGE

With an electric roller 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.

Oracle Financial Planning Limited 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.

### 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.

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## 29 BURNSIDE ASHINGTON NE63 9UB

### 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 October 2024)

Flood Risk - River and Sea - Low Risk

Planning Permission - For a extension to include a ground floor bathroom

<https://publicaccess.northumberland.gov.uk/online-applications/simpleSearchResults.do?action=firstPage>

<https://publicaccess.northumberland.gov.uk/online-applications/applicationDetails.do?keyVal=0200407FUL&activeTab=summary>

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: 6471a

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## MORTGAGE

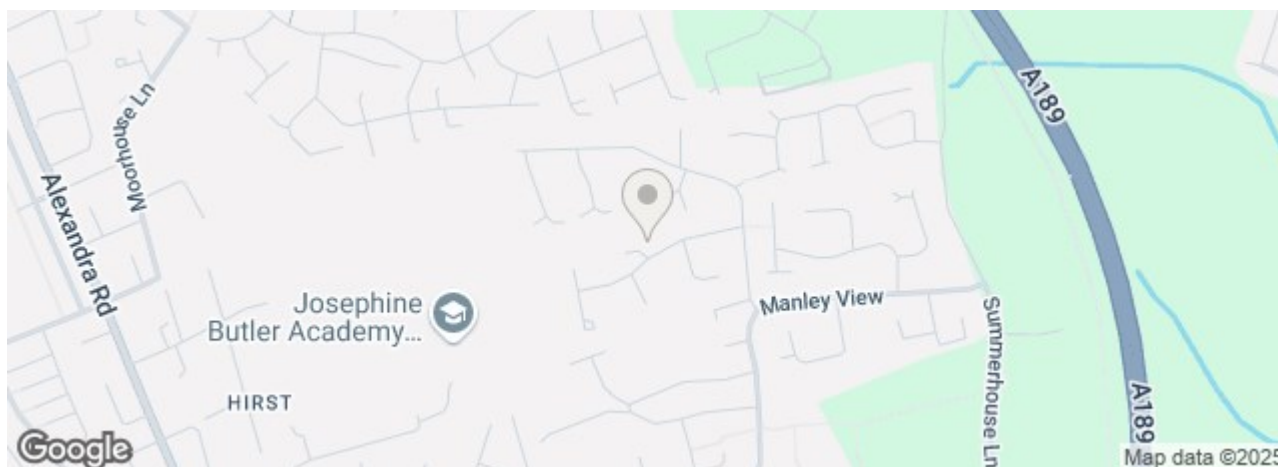
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# Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		



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