

RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

119 STATION ROAD ASHINGTON NORTHUMBERLAND NE63 8HQ



- TWO BEDROOMS
- SPACIOUS LOUNGE
- COUNCIL TAX BAND A

- NO ONWARD CHAIN
- IDEAL FIRST TIME BUY/INVESTMENT
- EPC RATING C

Price £68,000

119 STATION ROAD ASHINGTON NORTHUMBERLAND NE63 8HQ

**** AN IDEAL INVESTMENT OR FIRST TIME BUY**** a two bedroom mid terrace house with a spacious lounge. Ideally situated and within walking distance to the town central with excellent transport links. The property benefits from gas central heating, double glazing, also benefits from being sold with NO ONWARD CHAIN. Comprises of, lounge, kitchen with a range of fitted units, rear lobby, bathroom. First floor, two bedrooms. Externally there is a town garden to the front with gated access to the street.

GROUND FLOOR

LOUNGE

18'10 x 16'2 (5.74m x 4.93m)

Double glazed window, two radiators, fire surround with cast iron effect inset, gas living flame fire.



KITCHEN

10'10 x 10'5 (3.30m x 3.18m)

Double glazed window, wall, base and drawer units with work tops, oven, hob.



REAR LOBBY

Storage cupboard, double glazed door to the lane.

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BATHROOM

Shower bath with shower over and shower screen, low level wc, wash hand basin, heated ladder towel rail, double glazed window.



FIRST FLOOR

MASTER BEDROOM

9'4 x 16'2 (2.84m x 4.93m)

Double glazed window, radiator, storage cupboard housing the combi boiler.



BEDROOM TWO

13'8 x 9' x 5'10 (4.17m x 2.74m x 1.78m)

Double glazed window, radiator, storage cupboard.



EXTERNALLY



119 STATION ROAD ASHINGTON NORTHUMBERLAND NE63 8HQ

FRONT

Town garden to the front.



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.

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 MAY 2024)

Flood Risk - River and Sea - Low Risk

Planning Permission - There are currently no planning permission for 119 Station Road

<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: 6403A

MORTGAGE

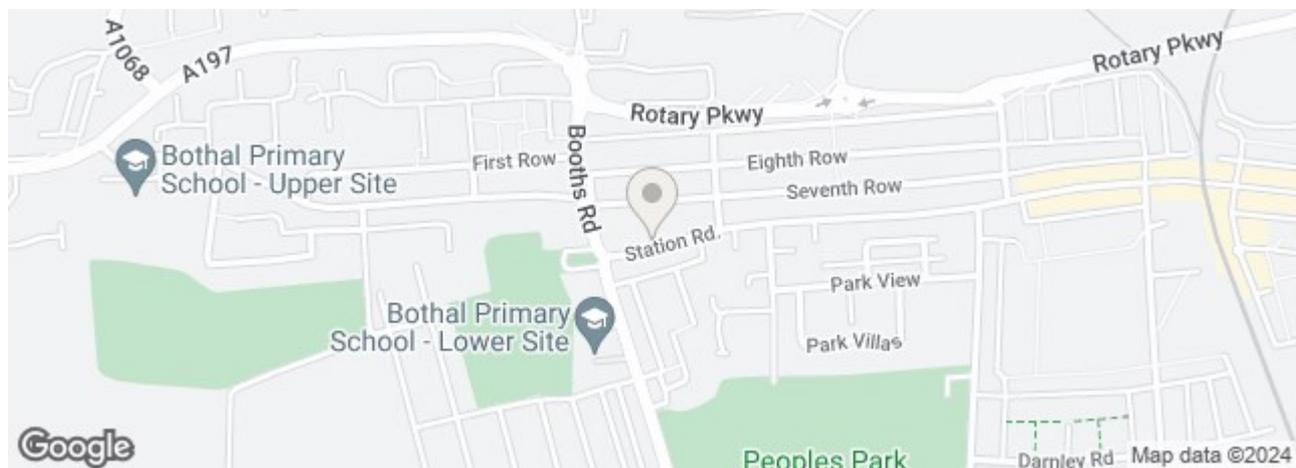
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Energy Efficiency Rating

	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p>	<p>69</p>	<p>86</p>



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