

# RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

8 DUKE STREET ASHINGTON NE63 8SE



- 2 BEDROOMS
- IDEAL INVESTMENT/FIRST TIME PURCHASE
- EPC D

- MID TERRACED HOUSE
- GOOD LOCATION/IMMEDIATE VACANT POSSESSION
- COUNCIL TAX BAND A

**Price £65,000**

## 8 DUKE STREET ASHINGTON NE63 8SE

We are pleased to bring to the market this conveniently located mid terraced house, ideally suited to a first time purchaser or investor.

The accommodation offers two good size reception rooms, galley style kitchen, bathroom/w.c., and to the first floor two bedrooms. To the rear there is a yard with garage and an enclosed town garden to the front.

Located in Ashington town centre, this home is surrounded by a variety of local amenities, including shops, schools, and parks, making it an excellent choice for those who appreciate community living. The area is well-connected, with public transport options readily available together with the new train station.

### GROUND FLOOR

#### ENTRANCE HALL

15' x 3'11" (4.57m x 1.19m)

Upvc double glazed entrance door, large understair cupboard.

#### DINING ROOM

12'5" x 10'2" (3.81m x 3.1m)

Upvc double glazed window to rear, gas fire, radiator.



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### KITCHEN

16' x 4'07" (4.88m x 1.40m)

Fitted base, drawer and wall units, worktops, single drainer stainless steel sink unit, Upvc double glazed window. Integrated fridge/freezer and dish washer.



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### LOUNGE

16' x 15'04" (4.88m x 4.67m)

Upvc double glazed window, radiator, gas fire.



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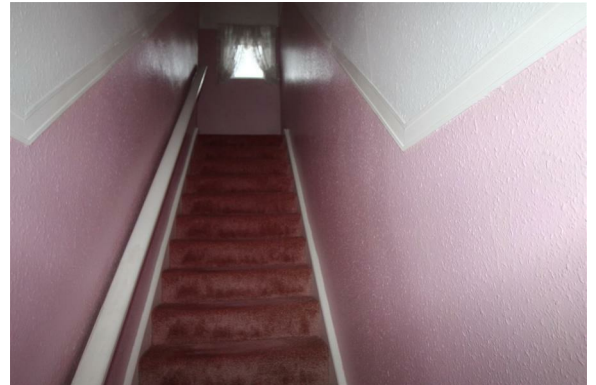
### BATHROOM

7'03" x 4'08" (2.21m x 1.42m)

Bath, electric shower over the bath, low level w.c. wash hand basin, radiator, double glazed window



### FIRST FLOOR



### LANDING

## 8 DUKE STREET ASHINGTON NE63 8SE

### MASTER BEDROOM

16' x 7'09" (4.88m x 2.36m)

Double glazed window, radiator, fitted wardrobes.



### BEDROOM TWO

12'11" x 9'06" (inset 6') (3.94m x 2.90m (inset 1.83m))

Double glazed window, radiator, fitted mirrored wardrobes.



## 8 DUKE STREET ASHINGTON NE63 8SE

### EXTERNALLY



### FRONT GARDEN

Enclosed garden to the front with gated access to the street.



## 8 DUKE STREET ASHINGTON NE63 8SE

### YARD TO REAR

with brick store, and a garage.



### GARAGE

Good size garage with roller door, Upvc double glazed windows, light.

### 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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## 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 Feb 2025)

Flood Risk - River and Sea -

Planning Permission - There are currently ? planning permission for ?

<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.

## 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.

## VIEWING

BY APPOINTMENT WITH OUR ASHINGTON OFFICE (01670) 812145/ashington@rickard.uk.com. FILE NO: 6502A

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## MORTGAGE

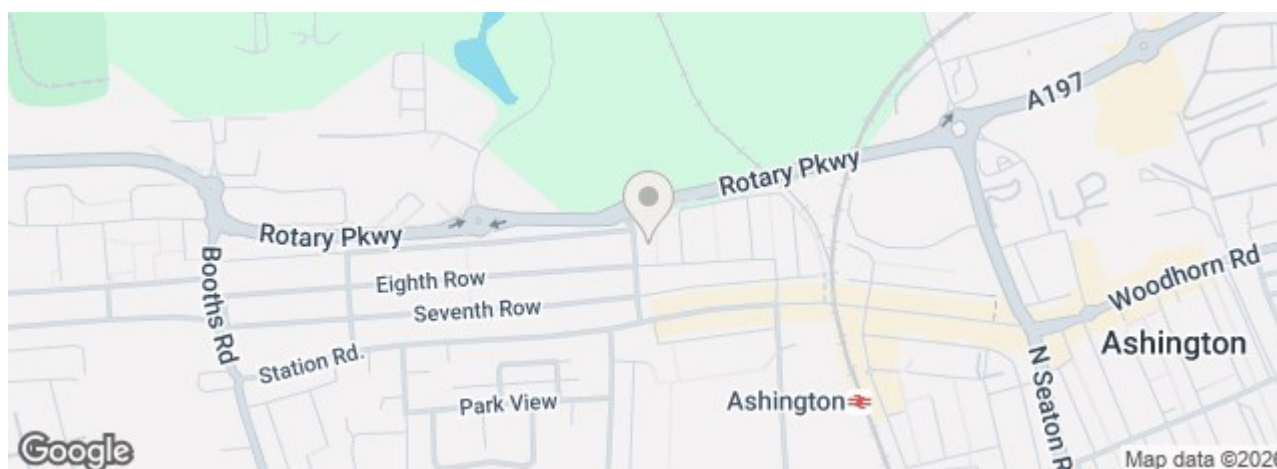
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# Energy Efficiency Rating

	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>		
(55-68) <b>D</b>	<b>58</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		



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