

# RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

141 MILBURN ROAD ASHINGTON NE63 0NA



- SPACIOUS MID TERRACE
- NO ONWARD CHAIN
- COUNCIL TAX BAND A
- WITHIN WALKING DISTANCE TO THE TOWN CENTRE

- FOUR BEDROOMS
- EPC RATING D
- FREEHOLD
- MAINS GCH/ELECTRIC/WATER,DRAINAGE & SEWERAGE

**Price £85,000**

# 141 MILBURN ROAD ASHINGTON NE63 0NA

Situated on Milburn Road in the town of Ashington, this terraced house presents an excellent opportunity for families seeking a spacious home. Boasting four well-proportioned bedrooms, this property is perfect for those needing extra space for family or guests. The house features two reception rooms.

One of the standout features of this home is its castle-top feature to the roof. The property also includes parking for one vehicle, providing convenience.

Situated within walking distance to the town centre, residents will benefit from easy access to a variety of local amenities, shops, and excellent transportation links, making daily life both convenient and enjoyable. Also being sold with no onward chain.

## GROUND FLOOR

### HALL

Entered via a double glazed door, two double glazed windows to either side, radiator, storage cupboard.



### DOWNSTAIRS WC

Low level wc, wash hand basin, radiator.



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## LOUNGE

*18'11 x 15'2 into the bay (5.77m x 4.62m into the bay)*

Double glazed bay window, two radiators, coving, gas fire.



## DINING ROOM

*19'4 x 13'9 (5.89m x 4.19m)*

Double doors through, radiator.





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## KITCHEN

13'8 x 8' (4.17m x 2.44m)

Double glazed window, range of wall, base and drawer units with work tops, oven, hob, combi boiler, one and half bowl sink with a drainer and mixer tap, tiled walls.



## FIRST FLOOR LANDING

Two storage cupboards.

## BEDROOM ONE

15'3 into bay x 9'10 (4.65m into bay x 3.00m)

Double glazed bay window, radiator, fitted wardrobes, coving and ceiling rose.



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## BEDROOM TWO

12'1 x 9'8 (3.68m x 2.95m)

Double glazed window, radiator, fitted wardrobes.



## BEDROOM THREE

12'7 x 8'2 (3.84m x 2.49m)

Double glazed window, radiator.



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## BEDROOM FOUR

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

Double glazed window, radiator.



## BATHROOM

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

## EXTERNALLY

### FRONT

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





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## REAR

Enclosed yard to the rear.



## GARAGE

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.

McKenzie Financial Services Ltd 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.

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## 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 Feb 2026)

Flood Risk - River and Sea - Low Risk

Planning Permission - There are currently no planning permission for 141 Milburn 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: 6623A

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# MORTGAGE

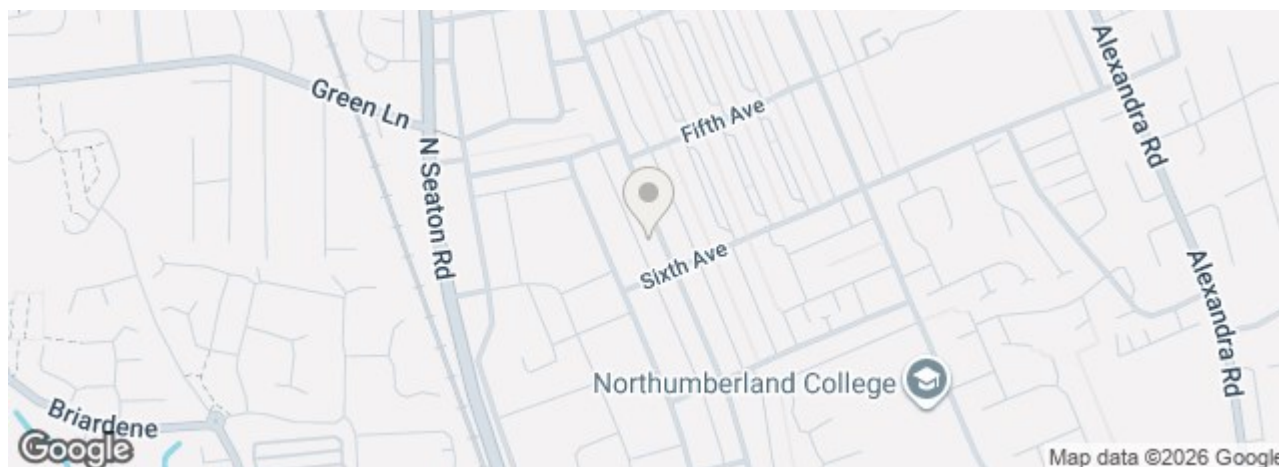
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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		



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