

RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

49 WOODHORN ROAD ASHINGTON NORTHUMBERLAND NE63 9AS



- SPACIOUS MID TERRACE
- NO ONWARD CHAIN
- GARAGE PLUS OFF STREET PARKING
- GAS HEATING / D. GLAZING

- GROUND AND FIRST FLOOR SHOWER ROOM
- SPACIOUS HOUSE
- EPC RATING C

Reduced To £79,995

49 WOODHORN ROAD ASHINGTON NORTHUMBERLAND NE63 9AS

****SPACIOUS LARGER STYLE FAMILY HOME**** a THREE BEDROOM mid terrace house is ideally situated within walking distance to Ashington town centre and excellent transport links. The property benefits from gas central heating, double glazed windows, GROUND FLOOR AND FIRST FLOOR SHOWER ROOMS, TWO SPACIOUS RECEPTION ROOMS AND REAR GARAGE. Being sold with NO ONWARD CHAIN. The accommodation briefly comprises of: Entrance lobby, hallway, spacious lounge and dining room, kitchen, rear lobby, modern shower room, rear porch, first floor landing, three bedrooms, master with en-suite shower room, enclosed yard to the rear with door leading to the garage providing off street parking. Viewing highly recommended to appreciate what is on offer.

GROUND FLOOR

ENTRANCE LOBBY

Entered via a double glazed door.

HALLWAY

Understairs storage cupboard, dado rail.

LOUNGE

15' x 16' (4.57m x 4.88m)

Double glazed window, radiator, feature fire surround, coved ceiling, ceiling rose.



DINING ROOM

13'2 x 13'2 (4.01m x 4.01m)

Double glazed window, radiator, coved ceiling, storage cupboards to the alcoves.



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KITCHEN

7'7 x 6'8 (2.31m x 2.03m)

With a good range of wall, base and drawer units with work tops, stainless steel sink with drainer and mixer tap, plumbed for washing machine, space for fridge freezer, freestanding gas cooker, double glazed window.



REAR LOBBY

MODERN SHOWER ROOM

Walk in double shower cubicle, wash hand basin and wc set in a vanity display unit with storage, upvc cladding to the walls and ceiling, radiator, double glazed window.



PORCH

Double glazed door, double glazed windows,, laminate flooring.



FIRST FLOOR LANDING

Access to the loft.



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MASTER BEDROOM

13'3 x 13'3 (4.04m x 4.04m)

Double glazed window, radiator, coved ceiling, storage cupboard.



EN-SUITE

walk in shower, low level wc, wash hand basin, tiled floor and walls, extractor fan.



BEDROOM TWO

9'3 x 16'1 (2.82m x 4.90m)

Double glazed window, radiator, fitted wardrobes with sliding mirror doors.



BEDROOM THREE

12' 10 x 8' (3.66m 3.05m x 2.44m)

Double glazed window and radiator.



EXTERNALLY



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REAR

Enclosed yard to the rear with decked area, door to the single garage with power and lighting.



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

VIEWING

BY APPOINTMENT WITH OUR ASHINGTON OFFICE (01670) 812145/ashington@rickard.uk.com - Advice For Buyers/Viewers - If anyone in the household has or develops symptoms or is self isolating then viewings should not go ahead. Please inform us as soon as possible if this is the case. • Social distancing of at least 2 metres is adhered to at all times. • Viewers will be required to have their own hand sanitiser which is to be applied before, during if necessary and after the viewing. Other PPE such as masks and shoe covers can be worn and a seller may request this as a condition of the viewing. • Only members of one household are permitted to view a property at any one time. It is recommended that this should be no more than 2 adults.

FILE NUMBER

PLEASE QUOTE REFERENCE NO: 5777A

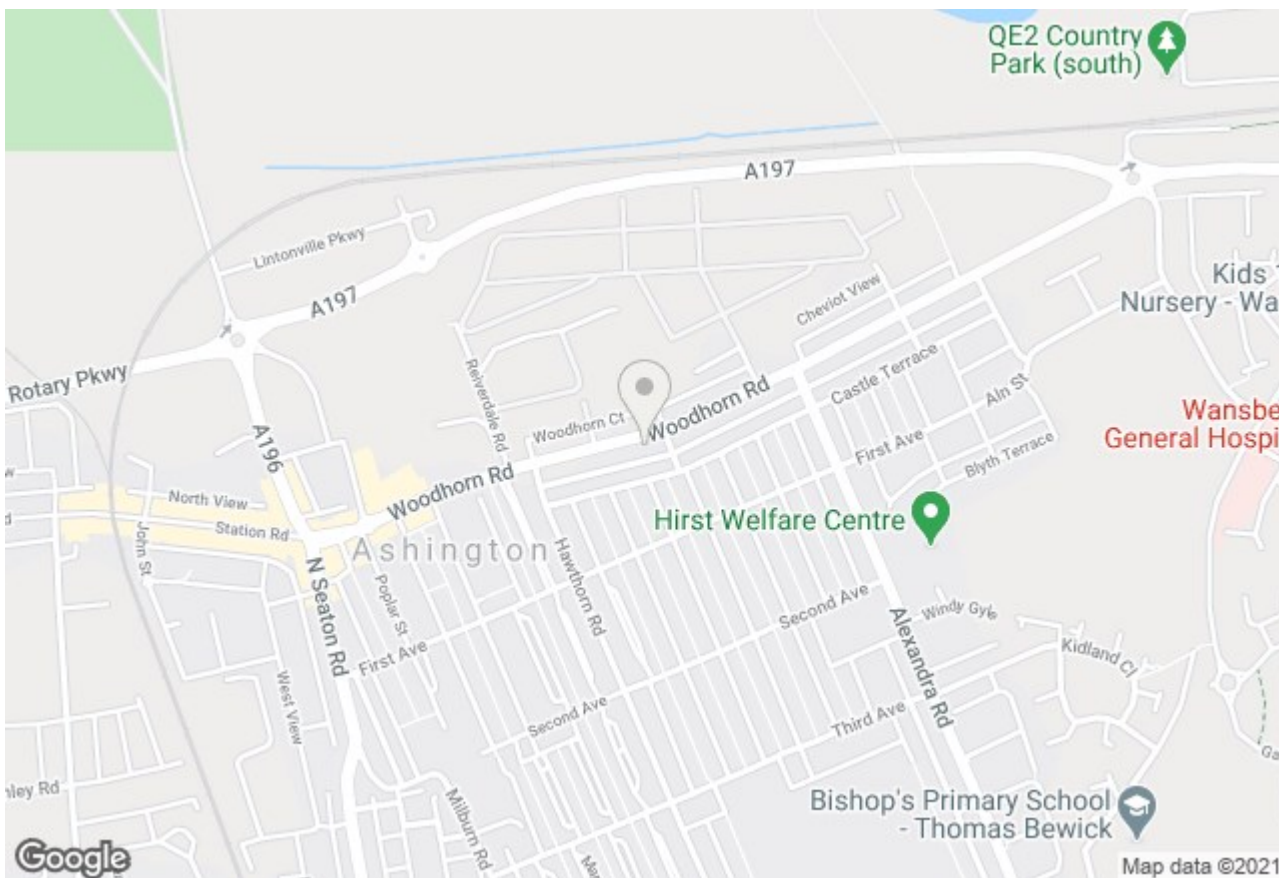
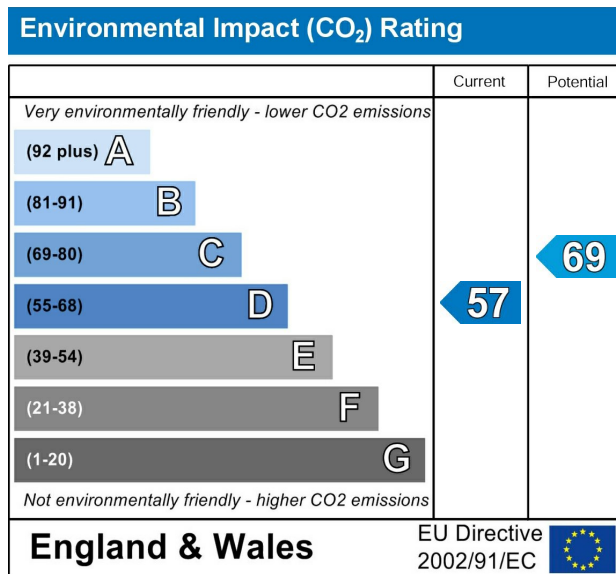
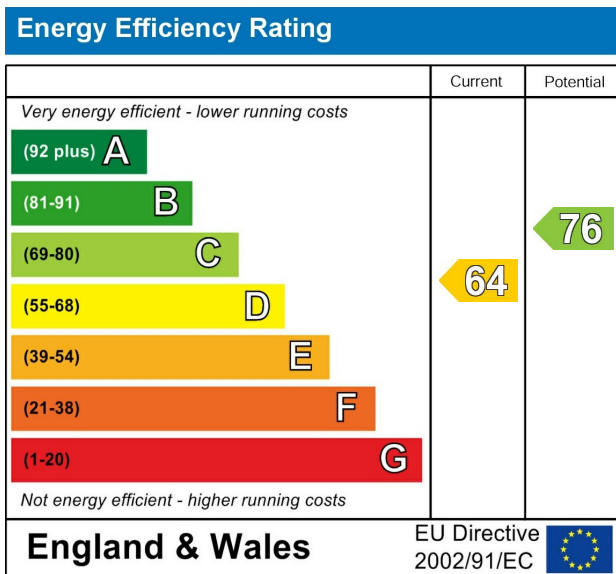


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