

RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

25 KENILWORTH ROAD ASHINGTON NORTHUMBERLAND NE63 8AH



- TWO DOUBLE BEDROOMS
- LARGER STYLE GARDEN
- GCH / DG

- END TERRACE HOUSE
- YARD AND GARAGE
- EPC RATING D

Price £119,950

25 KENILWORTH ROAD ASHINGTON NORTHUMBERLAND NE63 8AH

An imposing end terraced property occupying a good sized site in sought after location. The property has modern upvc double glazed windows and combi gas central heating and must be viewed in order to be fully appreciated. To the ground floor there is an entrance porch, hallway, living room and attractively fitted dining kitchen with modern units, rear lobby leading to ground floor w.c. To the first floor there are two double bedrooms plus generous modern bathroom. Externally there is a neat well tended garden plus the additional advantage of a side area which has been gravelled for off street parking. There is also a garage and external utility room.

GROUND FLOOR

ENTRANCE PORCH

Entered via a double glazed door, radiator, double glazed window, laminate flooring.

INNER HALLWAY

Radiator, understairs storage cupboard, laminate flooring.



LOUNGE

13' x 14'11 (3.96m x 4.55m)

Double glazed bay window, radiator, laminate flooring, wood fire surround with electric stove, coved ceiling.



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KITCHEN DINER

18'10 x 10'7 (5.74m x 3.23m)

Good range of modern wall, base and drawer units with worksurfaces, larder unit housing the Baxi boiler, electric under bench oven, electric hob with extractor hood above, tiled walls, laminate flooring, double glazed window.



REAR LOBBY

Radiator.

GROUND FLOOR WC

low level wc, wash hand basin, double glazed window, wood panelling to the walls.



FIRST FLOOR



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MASTER BEDROOM

13'1 x 11'7 (3.99m x 3.53m)

double glazed window, radiator, laminate flooring, walk in storage cupboard, fitted wardrobes.



BEDROOM TWO

11'1 x 11'8 (3.38m x 3.56m)

Double glazed window, radiator.



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BATHROOM/WC

A lovely modern bathroom with a Low level wc, wash hand basin set in a vanity unit, bath with shower tap, walk in shower cubicle, heated towel rail, laminate flooring, tiled walls.



EXTERNALLY

FRONT

Good size garden to the front which is laid to lawn, blocked paved patio

SIDE

Gravelled to the side providing a couple of cars with gates.



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REAR

Yard to the with utility room with electric power point, plumbed for washing machine.



GARAGE

8'3 x 13'5 (2.51m x 4.09m)

Power and lighting.

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.

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: 5826a

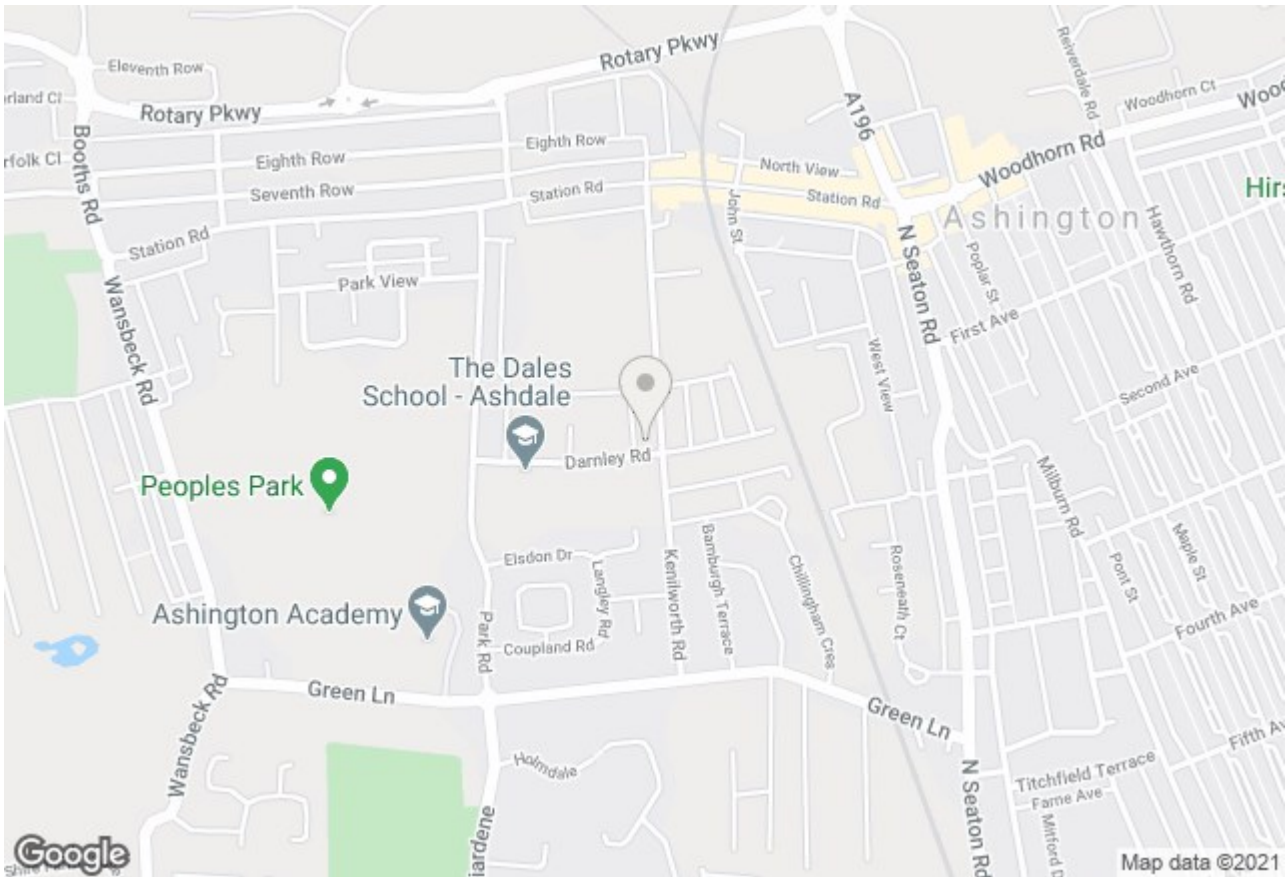
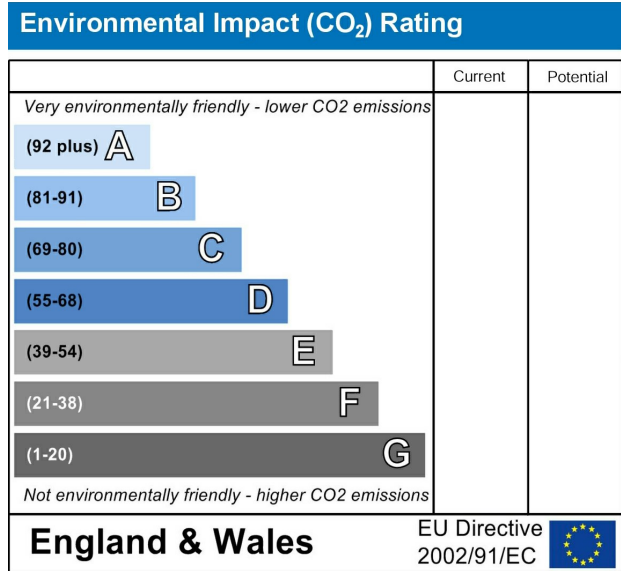
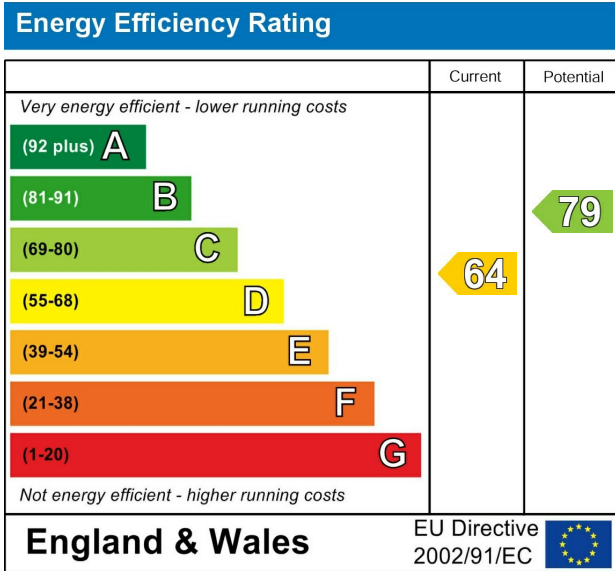


MORTGAGE

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PLEASE NOTE:

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