

# RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

93 ALEXANDRA ROAD ASHINGTON NORTHUMBERLAND NE63 9HG



- THREE BEDROOMS
- SPACIOUS
- IDEAL INVESTMENT

- MID TERRACE
- NO ONWARD CHAIN
- EPC RATING D

**Price £74,950**

# 93 ALEXANDRA ROAD ASHINGTON NORTHUMBERLAND NE63 9HG

**\*\*SPACIOUS THREE BEDROOMS\*\***a mid terrace house situated close to the town centre with a variety of shops and excellent transport links. The property would make an excellent investment or first time buy, benefits from gas central heating, double glazing and no ONWARD CHAIN. Comprises of entrance lobby, spacious lounge through to the dining room, fitted kitchen, bathroom, first floor landing, three bedrooms, garden to the front and enclosed yard to the rear.

## GROUND FLOOR

### LOBBY

Entered via a double glazed door, radiator.

### LOUNGE

12' x 13'11 (3.66m x 4.24m)

Double glazed window, radiator, coved ceiling.



### DINING ROOM

15'7 x 11'1 (4.75m x 3.38m)

Double glazed window, radiator, storage cupboard.



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## KITCHEN

7'9 x 6'5 (2.36m x 1.96m)

Range of wall, base and drawer units with work surfaces, sink with drainer and mixer tap, electric oven, hob with extractor above, double glazed window, radiator, double glazed door.



## BATHROOM

Double glazed window, radiator, wash hand basin set in a vanity unit, low level wc, storage cupboard. Shaped bath with shower over.



## FIRST FLOOR LANDING

### BEDROOM ONE

12'4 x 11'10 (3.76m x 3.61m)

Double glazed window, radiator, storage cupboard.



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## BEDROOM TWO

8'4 x 12' (2.54m x 3.66m)

Double glazed window, radiator.



## BEDROOM THREE

Double glazed window, radiator.



## EXTERNALLY

### REAR

Yard to the rear



### FRONT

Garden to the front.



## 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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## 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: 5844a

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**MORTGAGE**

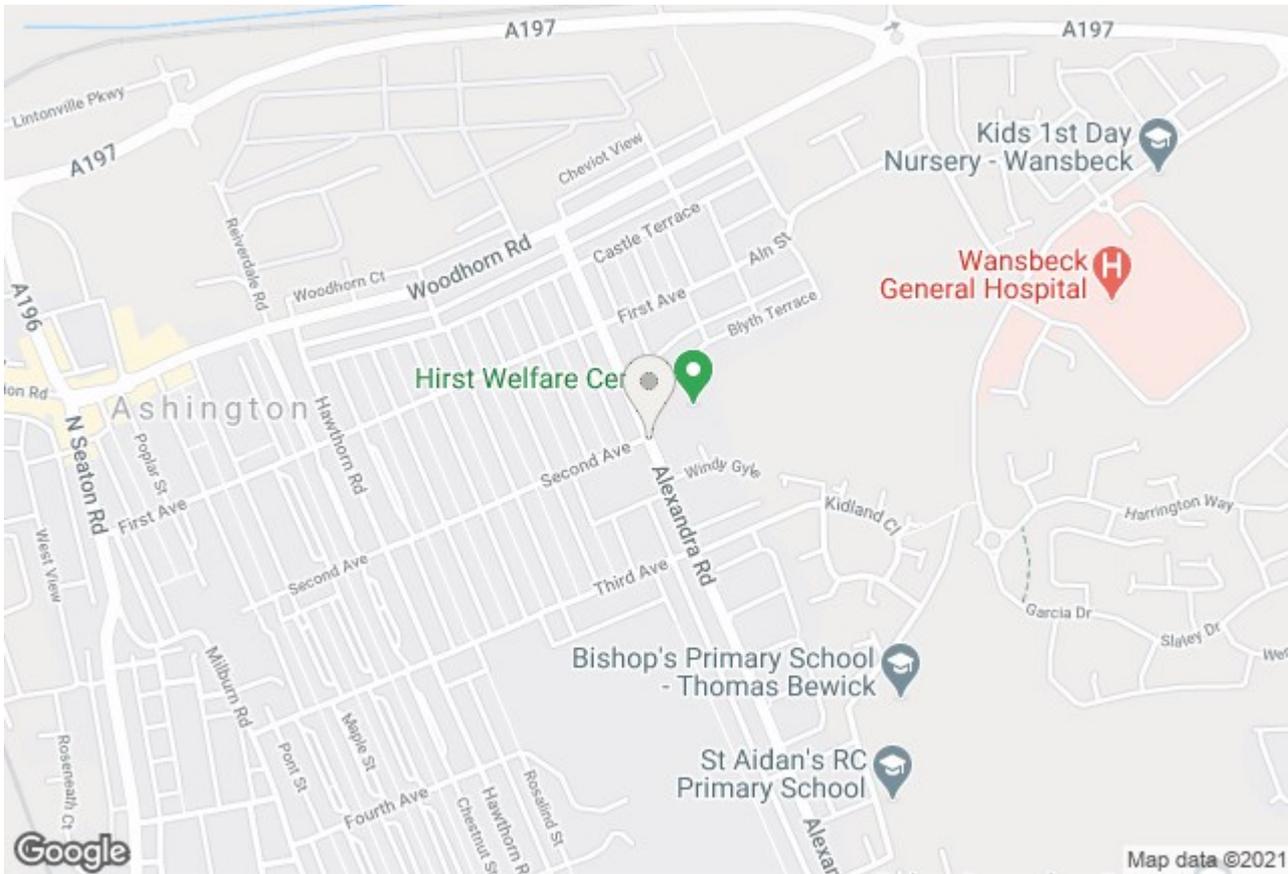
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
		<b>80</b>
	<b>57</b>	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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