

# RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

**5 BROOMLEE ASHINGTON NORTHUMBERLAND NE63 9NT**



- THREE BEDROOMS
- IDEALLY LOCATED
- GAS CENTRAL HEATING

- END TERRACE
- ENERGY RATING D
- EXCELLENT TRANSPORT LINKS

**Price £83,000**

# 5 BROOMLEE ASHINGTON NORTHUMBERLAND NE63 9NT

**\*\*IDEAL INVESTMENT\*\*** a three bedroom end terrace house is situated close to excellent transportation links making easy commute to the coast or Newcastle city centre, benefits from gas central heating and double glazing. Comprises of entrance lobby, lounge, kitchen /diner to the rear, utility, first floor landing, three bedrooms, bathroom, yard to the rear.

## GROUND FLOOR

### LOBBY

Double glazed door, radiator.

### LOUNGE

12' x 14'1 (3.66m x 4.29m)

Double glazed bow window, radiator.



### KITCHEN /DINER

17'7 x 10'8 (5.36m x 3.25m)

Double glazed window, double glazed sliding door leading out to the rear, good range of wall, base and drawer units with work surfaces and breakfast bar area, sink with drainer and mixer tap, eye level oven, hob.



### UTILITY AREA

Plumbed for washing machine.

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## FIRST FLOOR LANDING

### BEDROOM ONE

10'10 x 11'11 (3.30m x 3.63m)

Double glazed window, radiator, double storage cupboard.



### BEDROOM TWO

11'3 x 8'11 (3.43m x 2.72m)

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



### BEDROOM THREE

8'10 x 7'9 (2.69m x 2.36m)

Double glazed window, radiator.



## BATHROOM

Bath with shower over, low level wc, wash hand basin, tiled walls, heated ladder towel rail, double glazed window.



## EXTERNALLY

### REAR

Yard to the rear.

### 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: 5852a

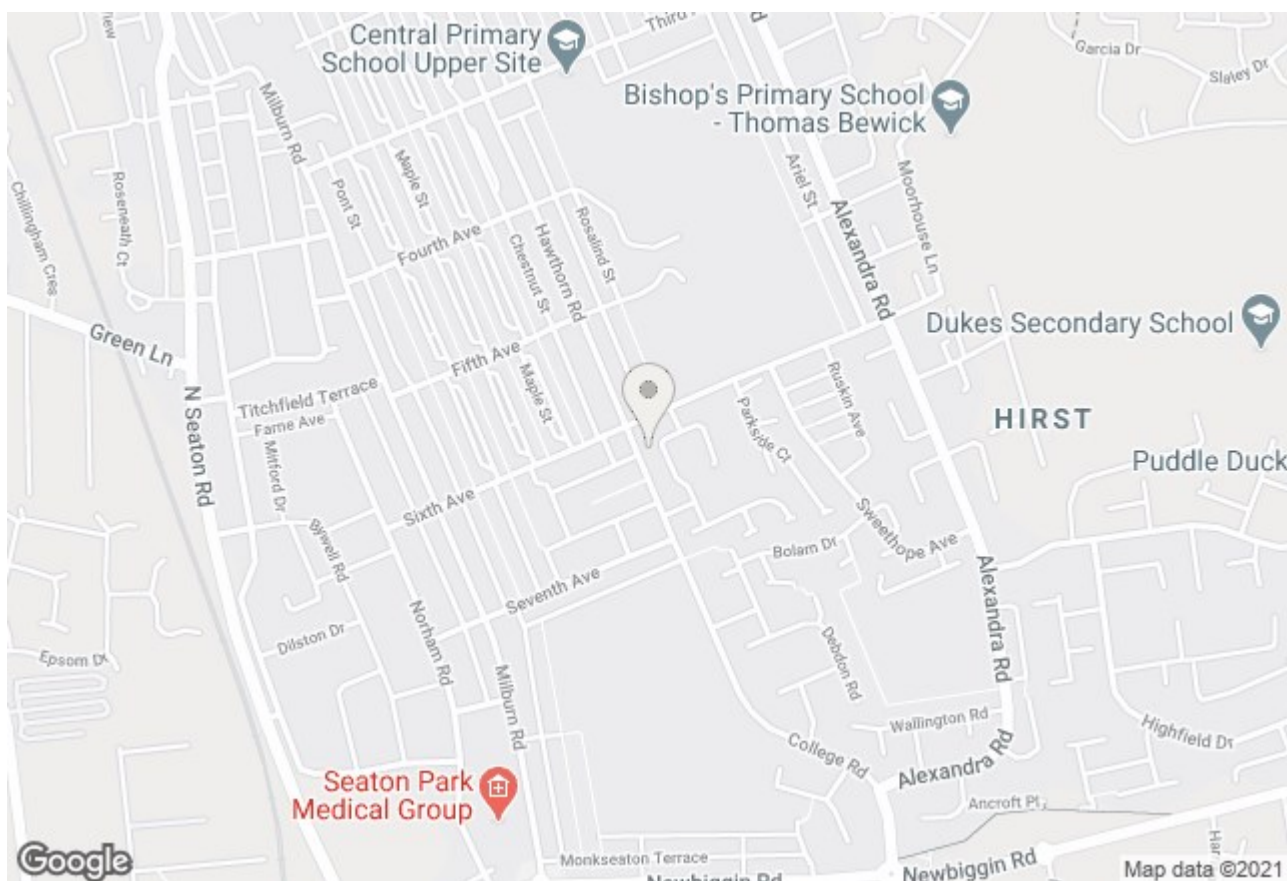
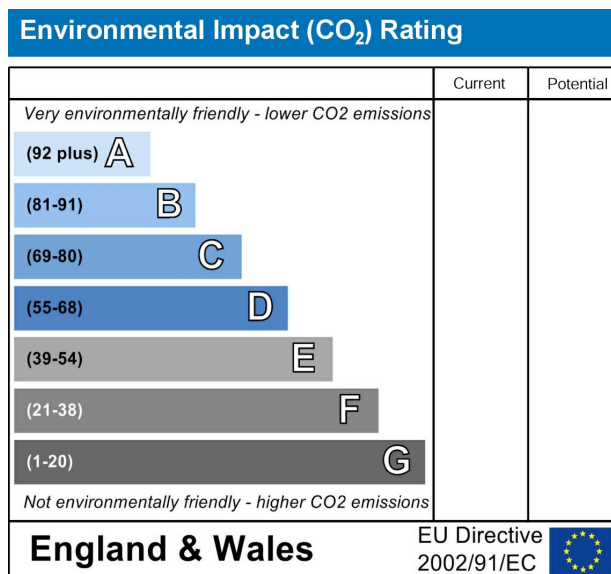
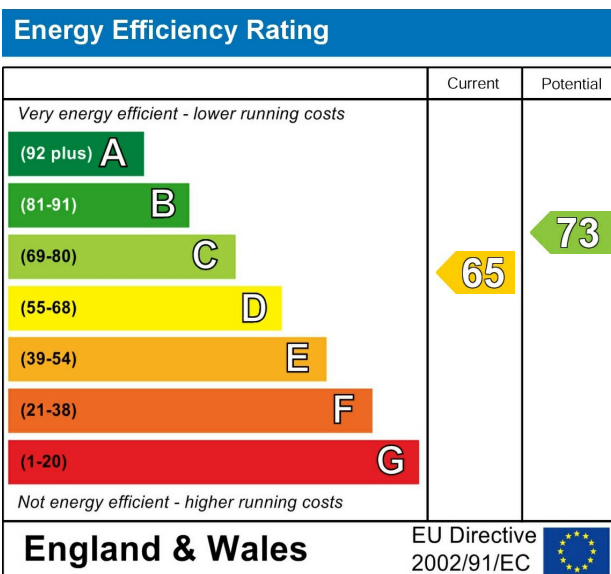


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17/18 Laburnum Terrace, Ashington NE63 0JA Tel: 01670 812145 Fax: 01670 522765 Email: [ashington@rickard.uk.com](mailto:ashington@rickard.uk.com)  
 25 Newgate Street, Morpeth NE61 1AW Tel: 01670 513533 Fax: 01670 518398 Email: [morpeth@rickard.uk.com](mailto:morpeth@rickard.uk.com)  
 6 Havelock Street, Blyth NE24 1AB Tel: 01670 356613 Fax: 01670 369155 Email: [blyth@rickard.uk.com](mailto:blyth@rickard.uk.com)