RICKARD
CHARTERED SURVEYORS & ESTATE AGENTS

170 ARIEL STREET ASHINGTON NE63 9NG







- TWO BEDROOM MID TERRACE
- COUNCIL TAX BAND A
- MAINS GCH/ELECTRIC/WATER,DRAINAGE & SEWERAGE
- IDEAL FOR THE FTB OR INVESTOR
- EPC C
- FREEHOLD PROPERTY

Offers Over £65,000

17/18 Laburnum Terrace, Ashington, Northumberland, NE63 0AJ
Fax: 01670 522765
Email: ashington@rickard.uk.com

01670 812145
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170 ARIEL STREET ASHINGTON NE63 9NG

Situated on Ariel Street in the town of Ashington, this terraced house presents an excellent opportunity for first-time buyers or investors. The property boasts two double bedrooms, providing ample room for relaxation and rest. A well-appointed reception room and good size kitchen.

One of the standout features of this home is its picturesque view overlooking Hirst Park, allowing residents to enjoy the beauty of nature right from their doorstep.

With no onward chain, making it an attractive option for those looking to settle. Whether you are seeking a new place to call home or an investment opportunity, this property on Ariel Street is sure to meet your needs.

GROUND FLOOR

PORCH
Entered via a double glazed door,

LOUNGE
12'2" x 13' (3.71m x 3.96m)
Double glazed bay window, radiator, open plan staircase, wall mounted electric fire.







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KITCHEN DINER

15'8" x 8'02" (4.78m x 2.49m)

Double glazed window, radiator, range of wall, base and drawer units with work tops, tiled splash back, one and half bowl sink with drainer and mixer tap, integrated fridge & freezer, gas hob & electric oven.







FIRTS FLOOR LANDING



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BEDROOM ONE
12'02" x 9'09" (3.71m x 2.97m)
Double glazed window, radiator, storage cupboard.





BEDROOM TWO
10'09" x 8'07" (3.28m x 2.62m)
Double glazed window, radiator.





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BATHROOM

11'10" x 4'06" (3.61m x 1.37m)

Double glazed window, towel rail radiator, corner shower unit, bath, low level wc, wash hand basin, tiled splash back,





EXTERNALLY



FRONT

Garden to the front with gated access to the street.



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BACK
yard to the rear with single gate.







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 October 26)

Flood Risk - River and Sea - NO

Planning Permission - There are currently NO planning permission for 170 Ariel Street, Ashington.
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.

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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.

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.

VIEWING

BY APPOINTMENT WITH OUR ASHINGTON OFFICE (01670) 812145/ashington@rickard.uk.com. FILE NO: 6694A

REFERRAL FEE DISCLOSURE

Rickard may recommend the services of selected solicitors or conveyancers. Where a client chooses to instruct a firm recommended by us, Rickard may receive a referral fee from that firm. This will be no more than £100 per individual instruction, or up to £200 where the firm is instructed to act for both the buyer and seller in the same transaction.
There is no obligation to use any solicitor or conveyancer recommended by Rickard, and you are free to appoint a legal representative of your own choosing.

MORTGAGE
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