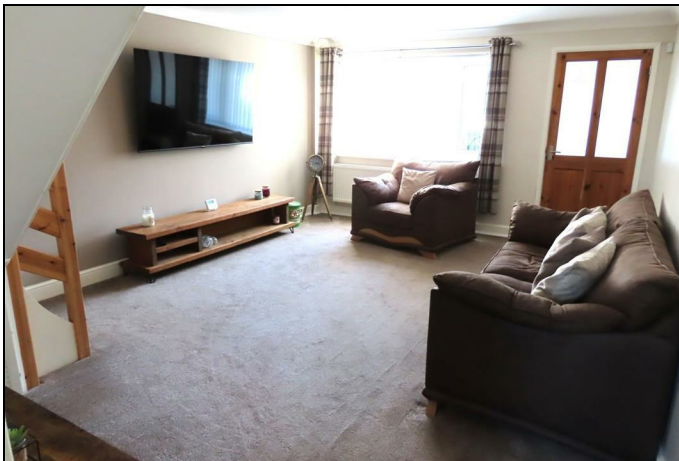


3 BURNSIDE NORTH SEATON ASHINGTON NORTHUMBERLAND NE63 9UB



- MODERN SEMI DETACHED HOUSE
- SUBJECT TO PROBATE
- FREEHOLD PROPERTY
- EPC RATING C

- TANDEM STYLE DRIVE/GARAGE
- NO ONWARD CHAIN
- COUNCIL TAX BAND A
- MAINS GCH/ELECTRIC/WATER, DRAINAGE & SEWERAGE

Price £145,000

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Nestled in the sought-after area of Burnside, Ashington, this charming semi-detached house presents an excellent opportunity for both first-time buyers and those looking to downsize. With two well-proportioned bedrooms, this modern semi offers a comfortable living space that is both practical and inviting.

The property boasts a tandem-style drive, providing ample parking space, along with a garage that adds to the convenience of everyday living. Situated within a popular residential estate, you will find yourself in a friendly community, perfect for families and individuals alike.

One of the key advantages of this property is that it comes with no onward chain, allowing for a smoother transaction process. However, please note that the sale is subject to probate, which is a consideration for potential buyers.

This home is not just a property; it is a place where memories can be made. With its modern features and desirable location, it is an opportunity not to be missed. Whether you are looking to invest or find your next home, this semi-detached house in Burnside is certainly worth your attention.

GROUND FLOOR

PORCH

Entered via a double glazed door, two double glazed windows.



LOUNGE

17'8 x 12'10 (5.38m x 3.91m)

Double glazed window, two radiators, coving.



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BREAKFASTING KITCHEN

9'4 x 12'16 (2.84m x 3.66m)

Double glazed window, radiator, range of modern wall, base and drawer units with complimenting work tops with matching upstands, tiled floor, oven, hob with extractor hood above, plumbed for washing machine, one and half bowl sink with drainer and mixer tap, storage cupboard, double glazed door to the rear.



FIRST FLOOR LANDING

BEDROOM ONE

12'2 x 10'11 (3.71m x 3.33m)

Double glazed window, radiator, fitted wardrobes.



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BEDROOM TWO

9'4 x 12'2 (2.84m x 3.71m)

Double glazed window, radiator.



BATHROOM

Bath with shower over and shower screen, low level wc, wash hand basin, heated towel rail, upvc cladding to the walls, downlights to the ceiling.



EXTERNALLY

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FRONT

Garden to the front.



DRIVE AND GARAGE

Tandem style drive, garage with up and over door.



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REAR

Enclosed garden to the rear which is low maintenance, gated access to the drive.



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.

McKenzie Financial Services Ltd will Pay Rickard 1936 Ltd a referral fee on completion of any mortgage application

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.

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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 August 2026)

Flood Risk - River and Sea - Low Risk

Planning Permission - There are currently no planning permission for 3 Burnside

<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.

VIEWING

BY APPOINTMENT WITH OUR ASHINGTON OFFICE (01670) 812145/ashington@rickard.uk.com. FILE NO: 6686A

MORTGAGE

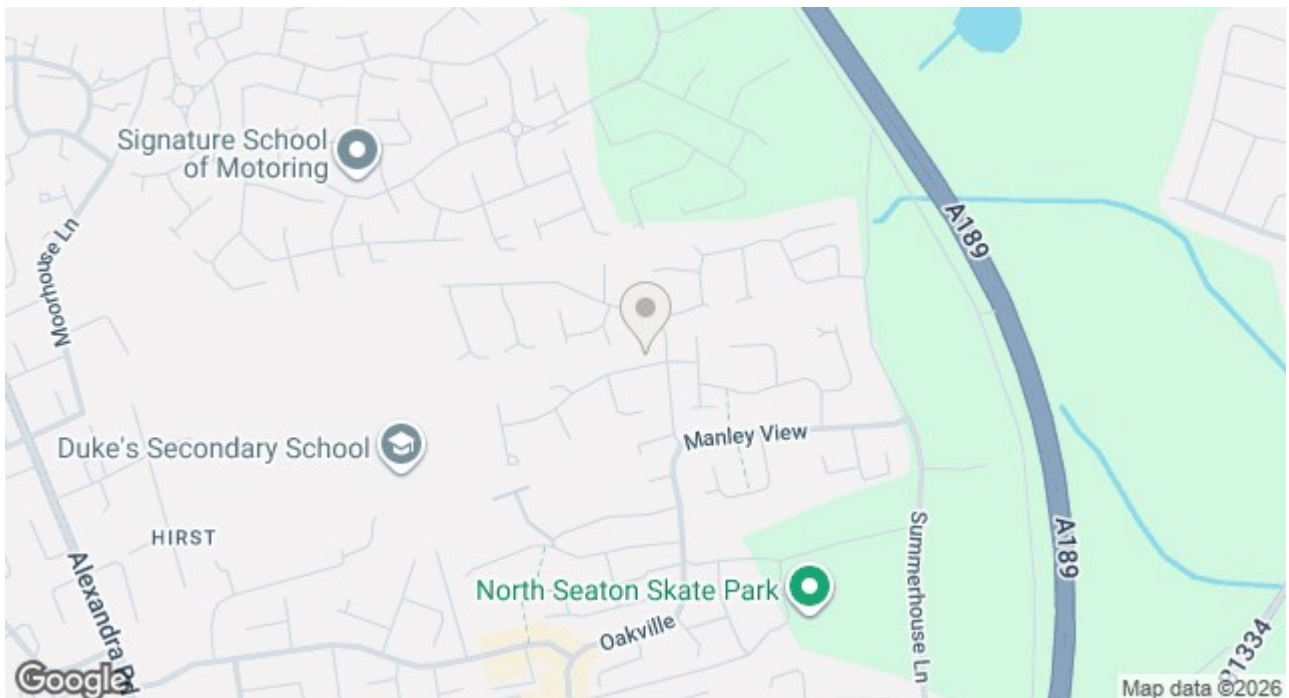
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PLEASE NOTE:

Your home may be repossessed if you do not keep up repayments on your mortgage.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	76
(55-68) D		
(39-54) E		
(21-38) F		



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