



## Poplar Street Ashington

Three bedroom terraced house in central Ashington close to all local amenities. The property briefly comprises of a large living room and kitchen diner downstairs. To the first floor there are three good sized bedrooms and a bathroom. Externally you will find a front garden and rear private yard. No onward chain. Would suit developers and investors.

**£55,000**

01670 850 850  
2 Laburnum Tce, Ashington, NE63 0XX

ROOK  
MATTHEWS  
SAYER

[www.rookmatthewssayer.co.uk](http://www.rookmatthewssayer.co.uk)  
[ashington@rmsestateagents.co.uk](mailto:ashington@rmsestateagents.co.uk)





# Poplar Street Ashington

## PROPERTY DESCRIPTION

### ENTRANCE HALLWAY

UPVC entrance door.



### LOUNGE 16'9 (5.11) x 13'11 (4.24)

Double glazed window to front, single radiator, stone fire surround, gas fire.



### KITCHEN/DINING ROOM 12'8 (3.86) x 13'2 (4.01)

Double glazed window to rear, single radiator, range of wall, floor and drawer units with co ordinating roll edge work surfaces, co ordinating sink unit and drainer with mixer tap, tiled splash backs, built in electric fan assisted oven, gas hob with extractor fan above, plumbed for washing machine, vinyl flooring.

### FIRST FLOOR LANDING

Loft access.



### BEDROOM ONE 8'3 (2.52) x 14'2 (4.32)

Double glazed window to front, single radiator.

### BEDROOM TWO 9'8 (2.95) into alcove x 14'2 (4.32)

Double glazed window to rear, single radiator, built in cupboard.

### BEDROOM THREE 8'0 (2.44) x 10'11 (3.33)

Double glazed window to front, single radiator.

**BATHROOM/WC 6'1 (1.85) x 5'5 (1.65)**

3 piece suite comprising electric shower over panelled bath, low level WC, pedestal wash hand basin, double glazed window to rear, single radiator, part tiling to walls.

**SMALL GARDEN TO FRONT**

Laid mainly to lawn.

**PRIVATE YARD TO REAR**

**PRIMARY SERVICES SUPPLY**

- Electricity: Mains
- Water: Mains
- Sewerage: Mains
- Heating: Gas
- Broadband:
- Mobile Signal Coverage Blackspot: No
- Parking: Permit- cost TBC.

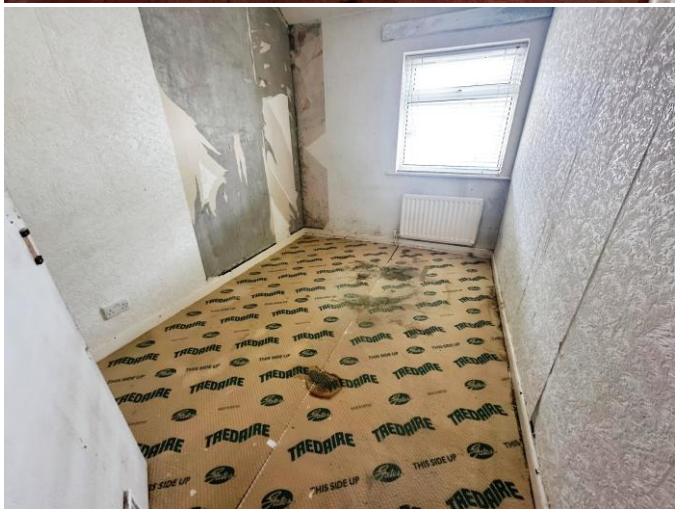
**TENURE**

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

**COUNCIL TAX BAND: A**

**EPC RATING: E**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		







**Important Note:** Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and 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. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

**Money Laundering Regulations** – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

**16 Branches across the North-East**

