

## Pair Of Flats Second Avenue, Ashington

Pair of tenanted flats in central Ashington for sale by auction, close to local shops and with excellent transport links.

GROUND FLOOR FLAT- Two bedroom ground floor flat in Ashington. Ideally located close to schools, shops and amenities this would make a perfect investment. Enter in the hallway leading to the master bedroom, second bedroom then onto the lounge with feature fireplace, fitted kitchen with a combi boiler and a fitted bathroom. Externally to the rear there is a yard. Currently tenanted earning £450pcm

FIRST FLOOR FLAT- Two bedroom first floor flat situated on Second Avenue, Ashington. Briefly comprising: Entrance, stairs to landing, spacious lounge, re-fitted kitchen, two bedrooms and fitted bathroom to complete the accommodation. Added benefits are UPVC double glazing and gas central heating. Externally to the rear there is a yard. Currently tenanted at £475 pcm

# Auction Guide Price: £75,000



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# Second Avenue Ashington

#### GROUND FLOOR FLAT

#### **PROPERTY DESCRIPTION**

**ENTRANCE HALL** Radiator, built in storage cupboard.

**LOUNGE 10'11 (3.33) x 13'9 (4.19)** Electric fire, radiator.

#### KITCHEN 5'92 (1.52) x 8'4 (2.54)

Wall, floor and drawer units with co ordinating roll edge work surfaces, fitted oven with extractor hood above, combi boiler, laminate flooring, radiator, spotlights.

#### BATHROOM/WC

3 piece suite comprising: panelled bath with electric shower over, pedestal wash hand basin, low level wc, radiator, tiling to walls and floor.

**BEDROOM ONE 11'11 (3.63) x 12'9 (3.89)** Radiator.

**BEDROOM TWO 7'6 (2.29) x 10'4 (3.15)** Radiator.

YARD TO REAR Space for parking

## PRIMARY SERVICES SUPPLY

Electricity: Mains Water: Mains Sewerage: Mains Heating: Gas Broadband: Mobile Signal Coverage Blackspot: No Parking: On street

#### FIRST FLOOR FLAT

#### **PROPERTY DESCRIPTION**

**ENTRANCE LOBBY** Door, stairs to landing.

**LOUNGE 13' 0" (3.96M) X 11' 9" (3.58M)** Feature fireplace, double glazed window to rear, radiator.

**KITCHEN 12' 1" (3.68m) x 5' 11" (1.8m)** Wall, base and drawer units, worktops, stainless steel sink and drainer unit, double glazed window to rear, door to rear stairs.

BEDROOM 1 11' 8" (3.56m) x 12' 10" (3.91m) Double glazed window to front, radiator.

**BEDROOM 2 6' 9" (2.06m) x 9' 2" (2.79m)** Double glazed window to front, radiator.

#### BATHROOM

Panelled bath, low level WC, pedestal wash hand basin, radiator, double glazed window to rear.

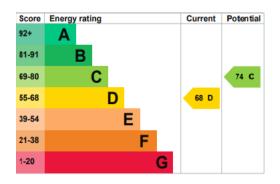
#### PRIMARY SERVICES SUPPLY

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#### 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: D





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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.

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