



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

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband:

Mobile Signal Coverage Blackspot: No

Parking: On street

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	68 D	74 C
39-54	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.

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