



Ariel Street | Ashington | NE63 9EZ

Well presented three bedroom terraced house in central Ashington close to the town centre and the new railway station. The property briefly comprises of an entrance hall, living room, dining kitchen, rear hall and a modern shower room on the ground floor. To the first floor there are three good sized bedrooms while externally there is a low maintenance front garden and a private yard to the rear.

£85,000

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Three Bedrooms

Kitchen Diner

Mid Terrace House

Ground Floor Shower Room

Close to Town Centre

Double Glazed/Gas Central Heating

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION:

ENTRANCE HALLWAY

UPVC entrance door, stairs to first floor landing, laminate flooring, single radiator.

LOUNGE 13'0 (3.96) x 11'3 (3.43) plus bay

Double glazed window to front, fire surround, television point, coving to ceiling, laminate flooring.

KITCHEN/DINING ROOM 11'4 (3.45) x 14'2 (4.32)

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

REAR HALLWAY

Storage cupboard, UPVC door to rear.

FIRST FLOOR LANDING

Double glazed window to rear, loft access, built in storage cupboard.

BEDROOM ONE 8'8 (2.64) x 13'8 (4.17)

Double glazed window to rear, built in cupboard.

BEDROOM TWO 7'6 (2.29) x 11'8 (3.56)

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

BEDROOM THREE 7'9 (2.36) x 8'1 (2.46) PLUS ALCOVE

Double glazed window to front, single radiator,.

SHOWER ROOM/WC ground floor

3 piece suite comprising: shower cubicle, wash hand basin (set in vanity unit), low level WC, double glazed window to rear, heated towel rail, tiling to walls, tiled flooring.

FRONT GARDEN

Low maintenance garden

PRIVATE YARD TO REAR



PRIMARY SERVICES SUPPLY

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

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

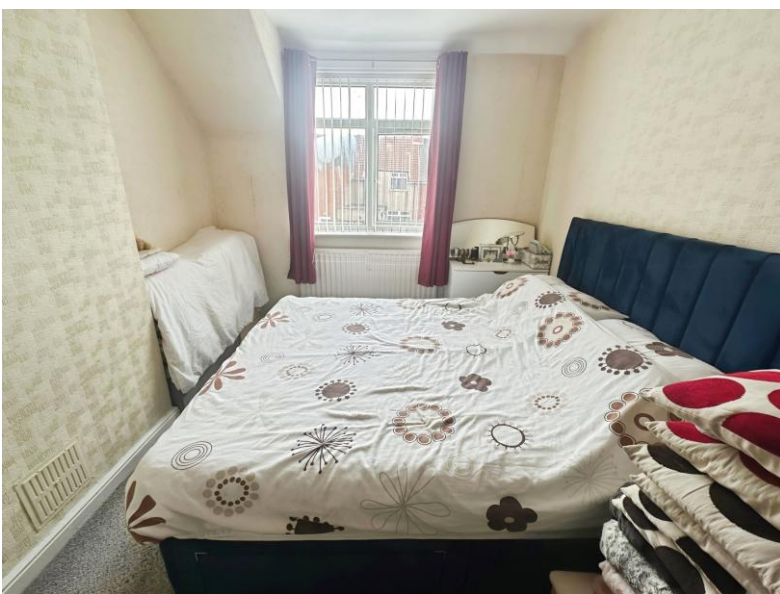
TENURE

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: TBC

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EPC RATING TO FOLLOW

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

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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