



## Haldane Street | Ashington | NE63 8SF

Well-presented two bedroom terraced property in the town centre close to shops and the newly opened train station. The property comprises of a spacious lounge, dining room, fitted kitchen and a four-piece bathroom downstairs whilst to the first floor you will find two double bedrooms. Externally there is a front garden and rear yard with canopy creating a lovey sitting area.

# £95,000

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**Well presented two bedroom property**

**Two large reception rooms**

**Gas central heating**

**Fitted kitchen with integrated appliances**

**Double glazing**

**Garden to the front**

**For any more information regarding the property please contact us today**

**PROPERTY DESCRIPTION:**

**ENTRANCE:** UPV Entrance door

**LOUNGE:** 17'1(5.21) X 12'10 (3.91)  
Double glazed front window, double radiator, television point.

Archway through to:

**DINING ROOM:** 16'11 (5.16) X 12'8 (3.86)  
Double glazed window to rear, double radiator

**KITCHEN:** 7'7 (2.31) X 11'9 (3.58)  
Double glazed rear window, range of wall, floor and drawer units with co-ordinating roll edge work surfaces, co-ordinating sink unit and drainer with mixer tap, built in electric fan assisted oven, gas hob with extractor fan above, integrated fridge/freezer, plumbed for washing machine, vinyl flooring.

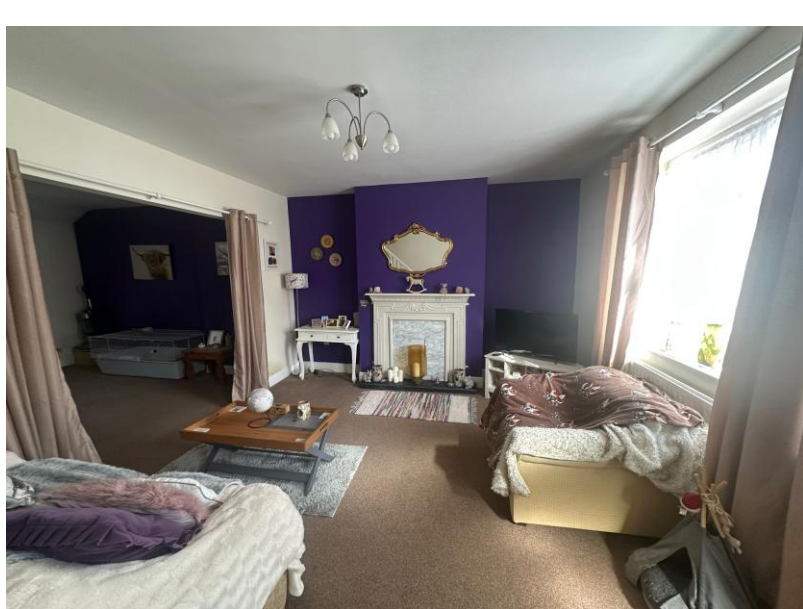
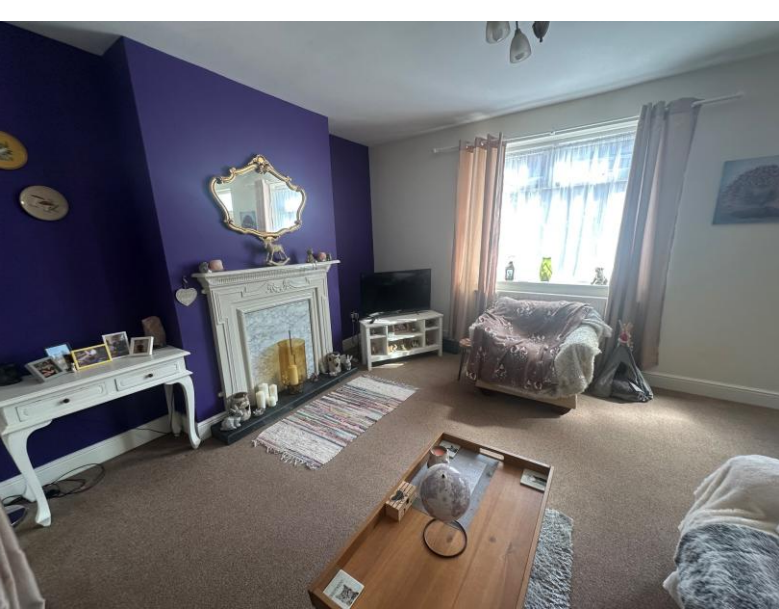
**BEDROOM ONE:** 8'8 (2.64) X 16'0 (4.88)  
Double glazed front window, double radiator, spotlights

**BEDROOM TWO:** 8'1 (2.46) X 13'0 (3.96)  
Double glazed front window, single radiator, spotlights

**BATHROOM/WC:** Downstairs  
4 piece suite comprising:  
Pedestal wash hand basin, shower cubicle, low level wc, spotlights, double glazed rear window, heated towel radiator, part tiling to walls, vinyl flooring.

Yard to rear with canopy.





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#### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: TBC

Mobile Signal Coverage Blackspot: No

#### 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. -or (if the client has ticked 'yes' to risks from mining activities)- The North East region is famous for its rich mining heritage. We have been advised that the property is known to be at risk from mining activities in the locality, therefore please speak with your conveyancer for further information.

#### 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: D

GD/FG AS00010260 VERSION 1



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7:20, 10/10/17 AM energy performance certificate (EPC) - find an energy certificate - ULEV.UK

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	63 D	
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



**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.