



Sycamore Street | Ashington | NE63 0QA

Well presented two bedroom terraced house in central Ashington close to schools and local shops. The property briefly comprises of a large living room with laminate flooring and solid fuel burning stove, modern fitted kitchen and bathroom on the ground floor. To the first floor there are two bedrooms while externally you will find a low maintenance garden. The property benefits from modern hardwood internal doors throughout. No onward chain.

£75,000

ROOK
MATTHEWS
SAYER



2



1



1

Two Bedrooms

Modern Fitted Kitchen

Mid Terraced House

Low Maintenance Garden

Spacious Lounge

No Chain

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION:

ENTRANCE HALLWAY

UPVC Entrance door, stairs to first floor landing.

LOUNGE 16'0 (4.88) x 15'6 (4.72)

Double glazed window to front, double radiator, fire surround with solid fuel inset and hearth, laminate flooring, built in storage cupboard, television point, telephone point.

KITCHEN 10'4 (3.15) x 11'11 (3.63)

Double glazed window to rear, double 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, electric hob with extractor fan above, space for fridge/freezer, plumbed for washing machine/dishwasher, laminate flooring.

BATHROOM/WC

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

FIRST FLOOR LANDING

Double glazed window to rear.

BEDROOM ONE 10'3 (3.12) into alcove x 16'1 (4.90)

Double glazed window to front, single radiator.

BEDROOM TWO 8'7 (2.62) down to 5'0 (1.52) x 12'10 (3.91)

Double glazed window to front, single radiator, loft access.

REAR YARD

01670850850

ashington@rmsestateagents.co.uk

ROOK
MATTHEWS
SAYER



PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage Mains

Heating: Gas/ wood burner

Broadband:

Mobile Signal Coverage Blackspot: No

Parking: Garage/Driveway

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

AS00010314.GD.LD.05/08/2025.V.1



01670850850

ashington@rmsestateagents.co.uk

ROOK
MATTHEWS
SAYER



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	67 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.