



## Woodhorn Road Ashington NE63 9AR

For Sale by Auction: **Tuesday 30th September**, Option 1], Terms and Conditions apply.

Each auction property is offered at a guide price and is also subject to a reserve price. The guide price is the level where the bidding will commence. The reserve price is the seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price, which may be up to 10% higher than the guide price, is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction. The successful buyer pays a £2000+VAT Auction Administration Fee.

Joint Agents: The Agents Property Auction Ltd.

Terms and conditions apply see website [www . Agents Property Auction . Com](http://www.agentspropertyauction.com)

## Auction offers over £80,000

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MATTHEWS  
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**3 Bedroom terrace**

**Fitted kitchen**

**Partial gas central heating**

**Downstairs shower room**

**Double glazing**

**Large garage**

For any more information regarding the property please contact us today

#### PROPERTY DESCRIPTION:

**ENTRANCE:** UPVC Entrance door

**ENTRANCE HALLWAY:** Stairs to first floor landing

**LOUNGE:** 12'9 (3.89) X 11'11 (3.63)  
Double glazed front window, double radiator, stone fire surround, gas fire

**DINING ROOM:** 12'2 (3.71) X 13'4 (4.06)  
Double glazed rear window, single radiator, fireplace, built in cupboard.

**KITCHEN:** 13'3 (4.04) X 8'7 (2.62)  
Double glazed rear window, double radiator, range of wall, floor and drawer units with co-ordinating roll edge work surfaces, co-ordinating sink unit and drainer with mixer tap, tiled splash backs, space for cooker, space for fridge and freezer, plumbed for washing machine and dishwasher, door to rear, rear porch.

**BEDROOM ONE:** 12'9 (3.89) X 10'7 (3.22)  
Double glazed front window, single radiator.

**BEDROOM 2 :** 8'7 (2.62) X 11'11 (3.63)  
Double glazed rear window, built in cupboard

**BEDROOM THREE:** 6'3 (1.91) X 9'4 (2.84)  
Double glazed front window,

**BATHROOM/WC:**  
Downstairs 3 piece white suite comprising :  
Double glazed rear window, pedestal wash hand basin, large shower cubicle, mains shower, single radiator, tiling, tiled floor.

Small front garden

Private yard to rear

**GARAGE :** across lane, large garage with power

GD/FG AS00010206 Version 1





#### PRIMARY SERVICES SUPPLY

Electricity: Mains  
Water: Mains  
Sewerage: Mains  
Heating: Mains  
Broadband: ADSL  
Mobile Signal Coverage Blackspot: No  
Parking: Garage across lane

#### 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: TBC



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## EPC RATING

TBC

**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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