



Sycamore Street | Ashington | NE63 0HJ

Offers over £65,000

Two-bedroom mid terraced house in Ashington close to local shops and schools.

Property offered with gas central heating and double glazing.

Briefly comprises of: Entrance hall, lounge, modern contemporary kitchen with a downstairs bathroom.

To the first floor there is two bedrooms of a good size.

Externally there is a small garden to the front with on street parking to the rear.

An internal inspection is required to appreciate the standard of accommodation on offer.

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Two-bedroom terrace property

Double glazing

Lounge

Bathroom downstairs

Modern fitted kitchen

EPC: TBC

Gas central heating

Freehold

Council tax band: A

For any more information regarding the property please contact us today

ENTRANCE HALLWAY UPVC Entrance door, stairs to first floor landing.

LOUNGE: 13'7 (4.15) X 15'11 (4.85)
Double glazed front window, built in storage cupboard, television point.

KITCHEN/DINING ROOM: 9'10 (2.99) X 12'4 (3.76)
Double glazed rear window, range of wall, floor and drawer units with coordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer taps, tiled splash backs, built in electric fan double oven, electric hob with extractor fan above, space for fridge freezer, plumbed for washing machine, tiling to floor, double glazed rear door.

DOWNSTAIRS BATHROOM/WC: 6'3 (1.91) X 5'6 (1.68)
3-piece white suite comprising: panelled bath, wash hand basin, low level wc, heated towel rail, cladding to walls.

FIRST FLOOR LANDING: Double glazed rear window, double radiator.

BEDROOM ONE: 9'11 (3.02) into alcove X 16'0 (4.88)
Double glazed front window, double radiator.

BEDROOM TWO: 12'6 (3.81) X 5'4 (1.62) up to 8'9 (2.67)
Double glazed front window, double radiator.

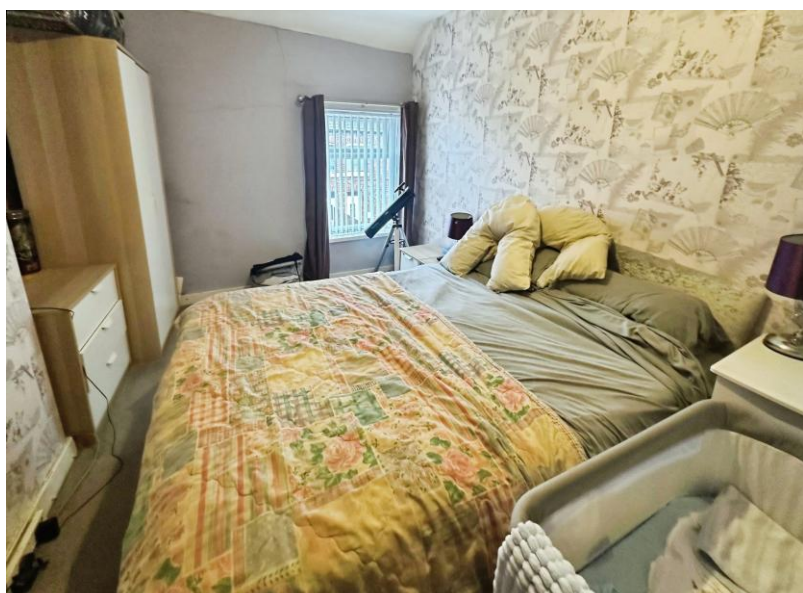
FRONT GARDEN: low maintenance.

AS00010368 GD/FG Version one

T: 01670 850850

Ashington@rmsestateagents.co.uk

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PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: Fibre to premises

Mobile Signal Coverage Blackspot: No

Parking: Off street

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. 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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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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