



30 Katherine Street | Ashington | NE63 9DN

Offers over £40,000

Ideal for investors and developers. Two-bedroom terraced house in central Ashington close to all amenities. Large living room, kitchen, and bathroom on the ground floor. Two bedrooms to the first floor. Externally there is a front garden and a rear yard with garage.

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SAYER



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Two-bedroom terraced house

No onward chain

Double glazing

EPC: C

Gas central heating

Council Tax Band: A

Garage

Freehold

For any more information regarding the property please contact us today

Entrance hallway: UPVC Entrance door, stairs to landing.

LOUNGE: 15'4 (4.67) into alcove X 16'0 (4.88)

Double glazed window to front, double radiator, stone fireplace, built in storage.

KITCHEN: 8'9 (2.67) X 10'2 (3.10)

Double glazed window to rear, single radiator, range of wall, floor and drawer units with coordinating 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.

BEDROOM ONE: 9'6 (2.90) into alcove X 16'1 (4.90)

Double glazed window to front, single radiator.

BEDROOM TWO: 12'9 (3.89) X 5'8 (1.73) up to 9'4 (2.84)

Double glazed window to front, single radiator.

BATHROOM/WC:

3-piece suite comprising, panelled bath pedestal wash hand basin, low level WC, double glazed window to rear, single radiator, part tiling to walls.

FRONT GARDEN: Bushes and shrubs, low maintenance garden.

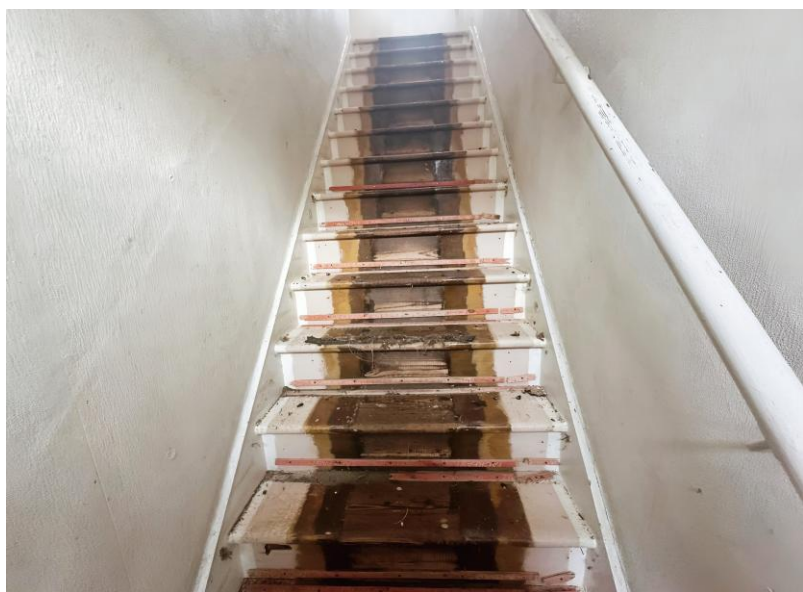
SINGLE GARAGE: Detached.

YARD TO REAR

T: 01670 850 850

Ashington@rmsestateagents.co.uk

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PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: Fibre to cabinet

Mobile Signal Coverage Blackspot: No

Parking: Garage, on 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: C

GD/FG AS00010014 VERSION ONE



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EPC RATING

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85-95
69-80	C	69-80	
55-68	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.

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