



Ariel Street | Ashington | NE63 9NQ

Asking price £65,000

A two-bedroomed terrace house in Ashington, close to the park, schools and local shops. The property briefly comprises of two reception rooms, a fitted kitchen and bathroom downstairs while upstairs you will find two double bedrooms. Externally there is a small front garden and a rear yard with a separate secured outside store room. No onward chain.



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Two-bedroom terraced property

Two Reception Rooms

Fitted Kitchen

Master Bedroom with Built in Cupboards

Close to Local Schools

Would Benefit from some cosmetic updating

Freehold

Externally there is a small front garden and a rear yard with a separate secured outside store room

For any more information regarding the property please contact us today



PROPERTY DESCRIPTION:**ENTRANCE:** UPVC Front door**ENTRANCE HALLWAY:** 3'4 (1.01) X 12'5 (3.78)

Laminate flooring, storage cupboard.

LOUNGE: 12'5 (3.78) x 12'0 (3.66)

Double glazed front window, double radiator, archway leading to:-

DINING ROOM: 10'9 (3.28) X 14'8 (4.47)

Double glazed rear window, single radiator.

KITCHEN: 12'10 (3.91) X 7'0 (2.13)

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, space for cooker, space for fridge freezer, plumbed for washing machine, tiling to floor.

REAR LOBBY: 3'0 (0.91) X 7'0 (2.13)

Built in cupboard.

DOWNSTAIRS FAMILY BATHROOM:

6'10 (2.08) X 6'4 (1.93)

3 Piece white suite comprising:

Electric shower over, panelled bath, pedestal wash hand basin, low level wc, part tiling to walls, tiled flooring, double glazed rear window, single radiator.

FIRST FLOOR LANDING AREA:**BEDROOM ONE:** 13'9 (4.19) plus cupboards X 8'10 (2.69)

Double glazed front window, double radiator, two built in cupboards.

BEDROOM TWO: 8'9 (2.67) X 12'9 (3.89)

Double glazed rear window, single radiator, loft access.

EXTERNALLY: Front garden laid mainly to lawn, walled surrounds. Yard to rear.**PRIMARY SERVICES SUPPLY**

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: Other

Mobile Signal Coverage Blackspot: No

Parking: On street

MINING

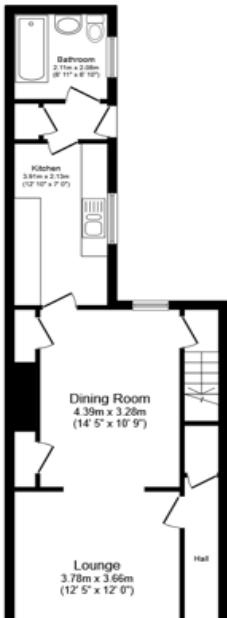
The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

TENURE

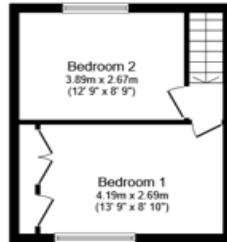
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: A**EPC RATING:** D

AS00010447 GD/FG Version two



Ground Floor



First Floor

Floor area 53.7 sq.m. (578 sq.ft.) Floor area 25.6 sq.m. (276 sq.ft.)

Total floor area: 79.3 sq.m. (854 sq.ft.)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	61 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 relation to this property.

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.

