Maple Street | Ashington | NE63 0BL

Auction Guide Price £35,000

Fo Sale By Auction www.agentspropertyauction.com LIVE ONLINE AUCTION 31st March 2026 OPTION 1

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.

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Fantastic opportunity to purchase this three-bedroom mid terrace house appealing to both the private residential buyer and the buy to let landlord with a potential income in the region of £625pcm (£7500 per annum).
The property does require some upgrading and modernisation, however does benefit from double glazed windows and gas central heating. Property briefly comprises entrance hall, living room, dining kitchen to the ground floor. There are three bedrooms and a family bathroom/wc to the first floor. Externally the property is fronted onto a pedestrian walkway and has an enclosed front garden.

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3 1 1

Three Bedrooms **Ideal for first-time buyers, families, or investors**

For any more information regarding the property please contact us today

Entrance Hall: Part glazed upvc entrance door and stairs leading to first floor.

Living Room:15'13 x 14'09 (4.57m x 4.50m)
double glazed window to front elevation, radiator and built in understairs cupboard.

Kitchen
16'89 x 11'83 (4.88m x 3.35m)
Range of wall and floor units with laminate worktop surfaces, sink unit and drainer, electric cooker point, part glazed upvc door to rear.

First Floor Landing
Bathroom: Three-piece suite comprising low level wc, pedestal, wash hand basin, bath with electric shower over, radiator, double glazed window to rear elevation and built in cupboard.

Bedroom One
12'02 x 11'60 (3.71m x 3.35m)
Double glazed window to rear elevation and radiator.

Bedroom Two
14'01 x 9'38 (4.29m x 2.74m)
Double glazed window to front elevation and radiator.

Bedroom Three
10'19 x 5'50 + 4'46 x 3'57 (3.05m x 1.52m + 1.22m x0.91m) L shaped, radiator, double glazed window to front elevation.

Externally
Enclosed garden to front

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PRIMARY SERVICES SUPPLY
Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains
Broadband: TBC
Mobile Signal Coverage Blackspot: No

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

AS00010549 GD/FG 10/03/2026 VERSION ONE

Disclaimer 1
None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchanging contracts. The details are provided in good faith, are set out as a general guide only and do not constitute any part of a contract. No member of staff has any authority to make or give representation or warranty in relation to this property.
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Disclaimer 2
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Disclaimer 3
A copy of the title is available upon request, we recommend all potential buyers take legal advice, satisfy their requirements on all matters and have finance in place prior to purchase.

Details awaiting vendors approval.

Disclaimer 4
We are advised by the seller that the property has mains provided gas, electricity, water (medium risk of surface water flooding and from 2040-2060 high risk of surface water flooding) and sewerage.

The energy performance certificate attached advises the property is brick built and provides further details regarding the property's construction.

Ofcom website states the average broadband download speed of 6Mbps and the fastest package of 2000Mbps at this postcode: NE623 9RP and mobile coverage is provided by EE (good), Three (good), 02 (good outdoor and variable indoor) and Vodaphone (good)

Disclaimer 5
Please note that, as indicated in the title, the property was purchased in 2025. We recommend considering this information when seeking funding for a potential purchase.

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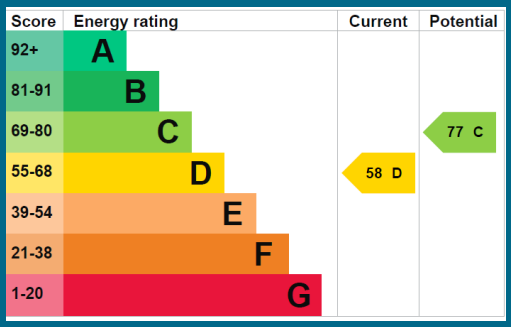

Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements 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 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.

The Property Ombudsman

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