



Elsdon Drive | Ashington | NE63 8DT

**£75,000**

Well-presented and spacious two-bedroom first floor flat in central Ashington close to local shops, schools and the train station. The property consists of a large hallway with storage to the ground floor while to the first floor there is a modern fitted kitchen, a spacious lounge, shower room and two double bedrooms. Externally you will find a good-sized garden. The property is being offered with no onward chain.

**RMS** | Rook  
Matthews  
Sayer



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## Well Presented Two Bedroom First Floor Flat in Central Ashington

**Spacious Living Room**

**Two Double Bedrooms**

**Modern Fitted Kitchen**

**Shower Room**

**Garden to Rear**

**No Onward Chain**

For any more information regarding the property please contact us today

### PROPERTY DESCRIPTION:

**ENTRANCE:** Half glazed composite door.

**ENTRANCE HALLWAY:** Stairs to first floor landing, modern flooring, double radiator, storage cupboard

**LOUNGE:** 10'10 (3.30) x 16'4 (4.98)  
Double glazed front window, double radiator, modern flooring, television point.

**KITCHEN:** 13'5 (4.09) x 7'3 (2.21)  
Double glazed rear window, single radiator, range of wall, floor and drawer units with coordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer tap, tiled splashbacks, built in electric fan assisted oven, electric hob with extractor fan above, space for fridge freezer, plumbed for washing machine, modern flooring

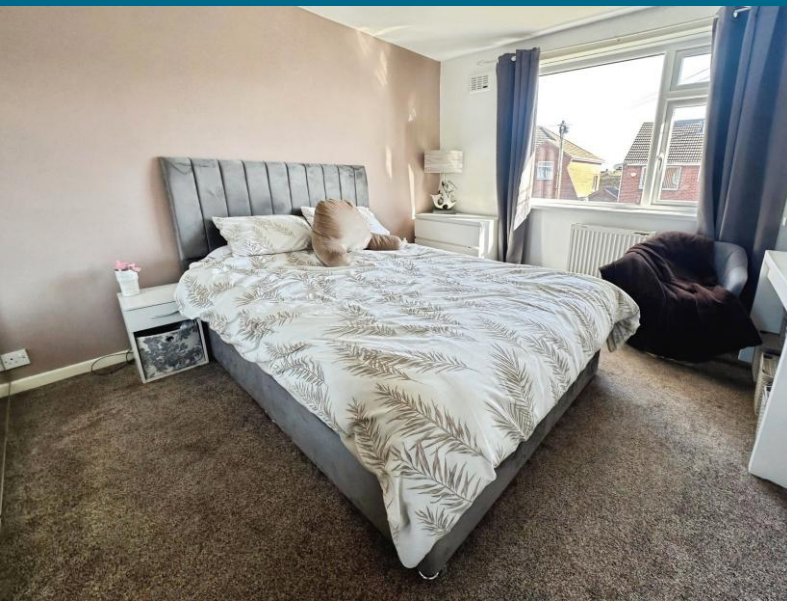
**FIRST FLOOR LANDING:**  
Double glazed side window, radiator, loft access.

**FAMILY BATHROOM:** 3 piece white suite comprising:  
Pedestal wash hand basin, low level wc, enclosed shower unit, two double glazed rear windows, part tiling to walls, modern flooring, heated towel rail, spotlights.

**BEDROOM ONE:** 9'6 (2.90) plus alcove x 13'6 (4.12)  
Double glazed front window, double radiator.

**BEDROOM TWO:** 8'2 (2.48) x 15'0 (4.57)  
Double glazed front window, radiator

**EXTERNALLY:** Rear garden laid mainly to lawn, small outhouse.



### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: FTTC

Mobile Signal Coverage Blackspot: No

Parking: Driveway

### 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.

Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.

Length of Lease: 125 years from 2002

Ground Rent: £10 per annum.

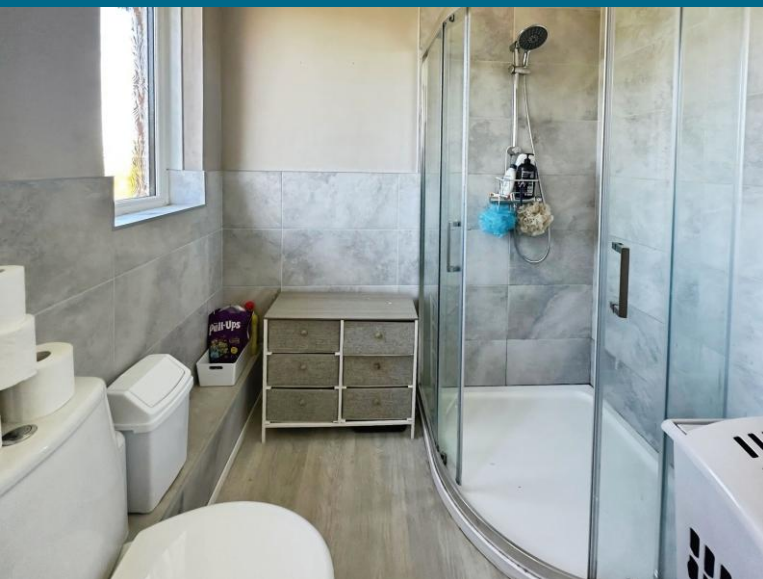
Service Charge: £280 per annum

Any Other Charges/Obligations – Building insurance premium £191 per annum.

**COUNCIL TAX BAND: A**

**EPC RATING: C**

AS00010539 FG/GD VERSION ONE 28/04/2026



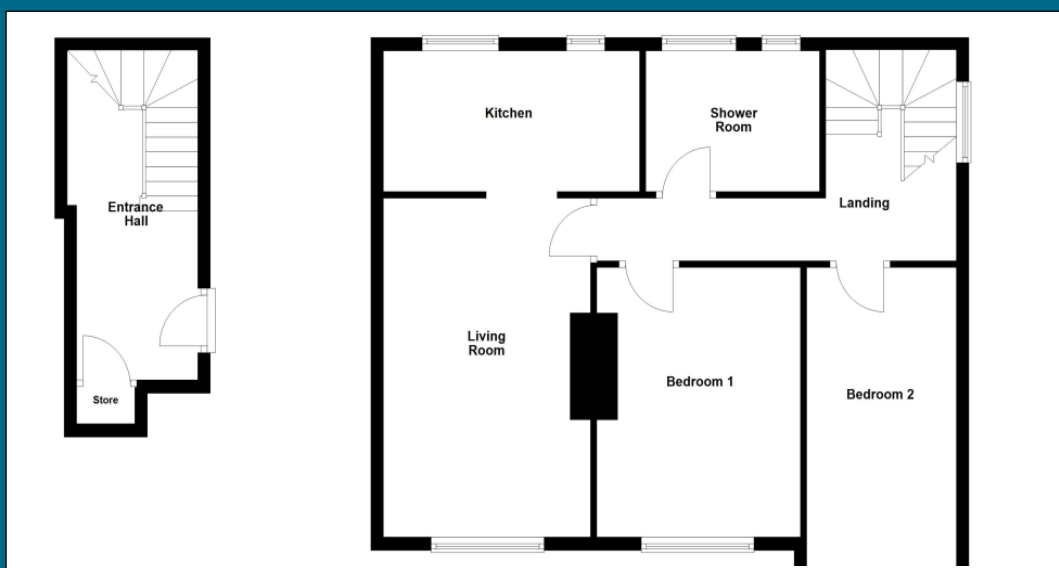
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**RMS** | Rook  
Matthews  
Sayer



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	77 C
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 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.

