



Maple Street | Ashington | NE63 0QL

**£60,000**

Two bedroom terraced house in central Ashington close to local shops and schools. The property briefly comprises of a large living room, kitchen and bathroom downstairs and two bedrooms to the first floor. Externally you will find a garden to the front.

**RMS** | Rook  
Matthews  
Sayer



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## Two Bedroom Terraced House In Central Ashington

**Spacious Lounge**

**Fitted Kitchen**

**Ground Floor Bathroom**

**Gas Central Heating**

**Double Glazing**

**Garden to Front**

For any more information regarding the property please contact us today

### PROPERTY DESCRIPTION:

**ENTRANCE:** UPVC Entrance door part glazed

**ENTRANCE HALLWAY:** Stairs to first floor landing, single radiator

**LOUNGE:** 15'5 (4.70) into alcove x 16'0 (4.88)

Double glazed front window, double radiator, television point, coving to ceiling, door to kitchen:

**KITCHEN:** 10'1 (3.07) x 12'1 (3.68)

Double glazed rear window, single radiator, range of wall, floor and drawer units with coordinating roll edge work surfaces, coordinating sink unit and drainer with mixer tap, tiled splashbacks, space for cooker, space for fridge freezer, plumbed for washing machine, modern flooring.

**FAMILY BATHROOM:** 3 piece white suite comprising:

Panelled bath, electric shower over, wash hand basin, low level wc, part tiling to walls, tiled flooring, double radiator, double glazed rear window.

**REAR HALL:** 4'6 (4.99) X 4'8 (4.66)

Built in cupboard housing combi boiler.

**FIRST FLOOR LANDING AREA:** Double glazed rear window, single radiator.

**BEDROOM ONE:** 16'0 X 8'1 (2.46) to front of robes

Double glazed front window, single radiator, fitted wardrobes.

**BEDROOM TWO:** 12'9 (3.89) x 5'1 (1.55) up to 7'0 (2.13) to front of robes.

Double glazed front window, single radiator, fitted wardrobes, access to loft.

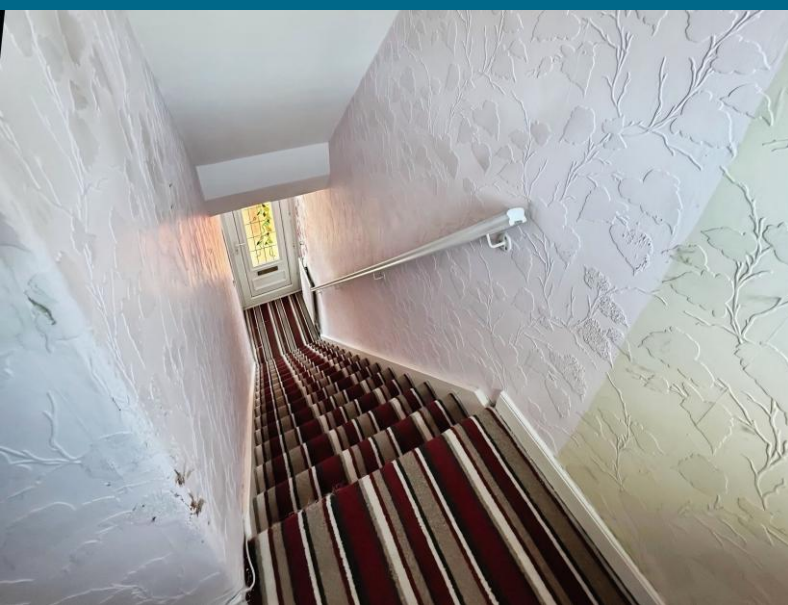
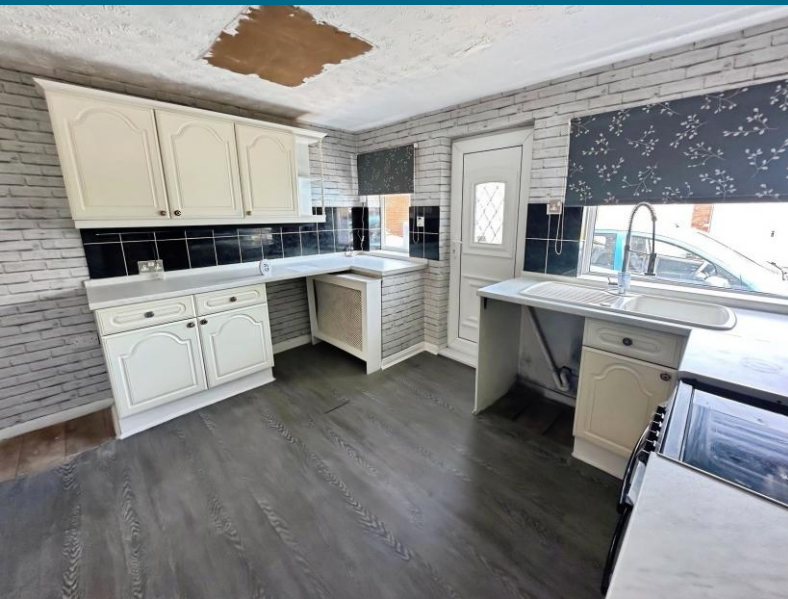
**EXTERNALLY:**

Front garden paved.

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#### PRIMARY SERVICES SUPPLY

Electricity: TBC

Water: TBC

Sewerage: TBC

Heating: TBC

Broadband: TBC

Mobile Signal Coverage Blackspot: No

Parking: TBC

#### 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

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	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.

