



Woodhorn Road | Ashington | NE63 9EU

**Auction Guide Price £70,000**

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Large two-bedroom terraced house in central Ashington, close to the town centre and with excellent transport links. The property briefly comprises of a spacious living room, dining room, fitted kitchen and bathroom to the ground floor while upstairs you will find two double bedrooms with fitted cupboards. Externally there is a large rear yard with up and over garage door to the rear and a lovely lawned garden to the front.

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## Larger Style Two Bedroom Terraced House in Central Ashington

**Two Large Reception Rooms**

**Fitted Kitchen**

**Downstairs Bathroom**

**Gas Central Heating**

**Double Glazing**

**Lovely Front Garden**

For any more information regarding the property please contact us today

### PROPERTY DESCRIPTION:

**ENTRANCE:** UPVC Entrance door, stairs to first floor landing, single radiator

**LOUNGE:** 13'6 (4.12) into alcove x 12'1 (3.68)  
Double glazed front window, single radiator, fire surround with electric fire, television point, coving to ceiling

Into:

**DINING ROOM:** 13'8 (4.17) into alcove x 12'1 (3.68)  
Double glazed rear window, single radiator, coving to ceiling, built in cupboard.

**KITCHEN:** 9'1 (2.77) x 6'9 (2.06)  
Double glazed rear window, range of wall, floor and drawer units with coordinating roll edge work surfaces, stainless steel sink unit and drainer with pillar taps, plumbed for washing machine, tiled walls, tiling to floors.

**DOWNSTAIRS FAMILY BATHROOM:** 3 piece coloured suite comprising:  
Panelled bath, pedestal wash hand basin, low level wc, double glazed rear window, single radiator, tiling to walls.

### FIRST FLOOR LANDING AREA:

**BEDROOM ONE:** 15'4 (4.67) to front of robes x 12'5 (3.78)  
Double glazed front window, single radiator, coving to ceiling, built in cupboard.

**BEDROOM TWO:** 9'1 (2.77) to front of robes x 12'5 (3.78)  
Double glazed rear window, single radiator, built in cupboard

**EXTERNALLY:** Flowers to borders, low maintenance garden  
Yard to rear with up and over garage door.

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### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: None

Mobile Signal Coverage Blackspot: No

Parking: In yard

### 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: TBC

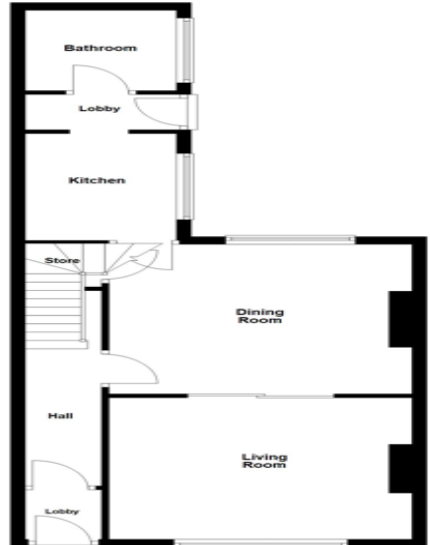
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

**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.