



Essex Close | Ashington | NE63

£80,000

This well-presented two-bedroom flat offers spacious and comfortable accommodation throughout. The property comprises a bright and generous lounge, and a fitted kitchen with a range of wall and base units, integrated electric oven and hob, and space for additional appliances. There are two well-proportioned bedrooms, with the principal bedroom benefiting from built-in storage, together with a modern family bathroom fitted with a white three-piece suite and mains shower over the bath. Externally, the property enjoys a low-maintenance private garden and the added advantage of off-road parking. Early viewing is highly recommended to appreciate all this fantastic flat has to offer.

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Well-Presented Two-Bedroom Flat

Spacious Lounge with Front-Facing Window

**Modern Fitted Kitchen with Integrated
Oven & Hob**

Two Well-Proportioned Bedrooms

Private Low-Maintenance Garden

Off-Road Parking

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION:

ENTRANCE HALLWAY: Composite front door, stairs to first floor landing.

LOUNGE: 14'3 (4.34) into alcove x 14'3 (4.34)
Double glazed front window, double radiator, television point, coving to ceiling.

KITCHEN: 11'6 (3.51) x 9'9 (2.97)
Double glazed rear window, single radiator, range of wall, floor and drawer units with coordinating square edge work surfaces, stainless steel sink unit and drainer with mixer tap, tiled splashbacks, built in electric fan assisted oven, electric hob, space for fridge freezer, plumbed for washing machine.

FIRST FLOOR LANDING AREA: Storage cupboard

FAMILY BATHROOM: 8'1 (2.46) x 5'5 (1.65)
3 piece white suite comprising:
Panelled bath, mains shower over, pedestal wash hand basin, low level wc, heated towel rail, tiling to walls, double glazed rear window.

BEDROOM ONE: 10'11 (3.33) x 13'3 (4.04)
Double glazed front window, single radiator, two built in cupboards

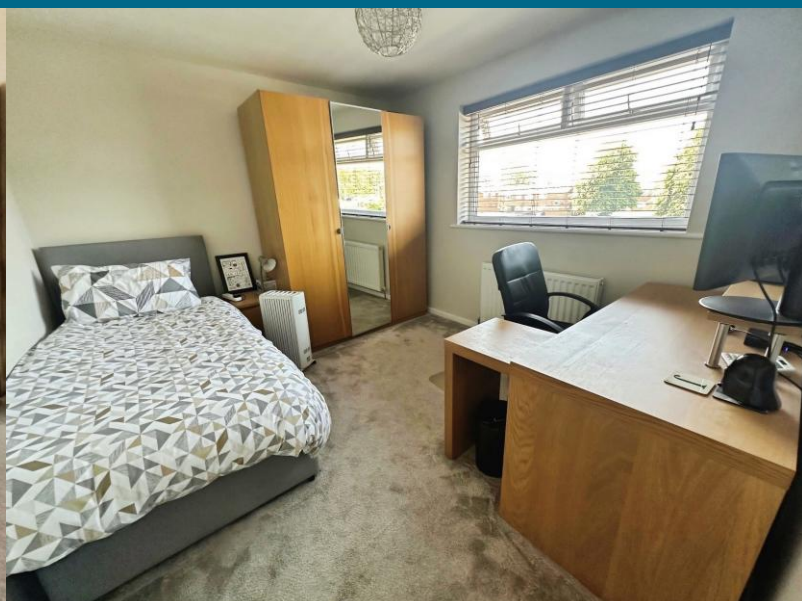
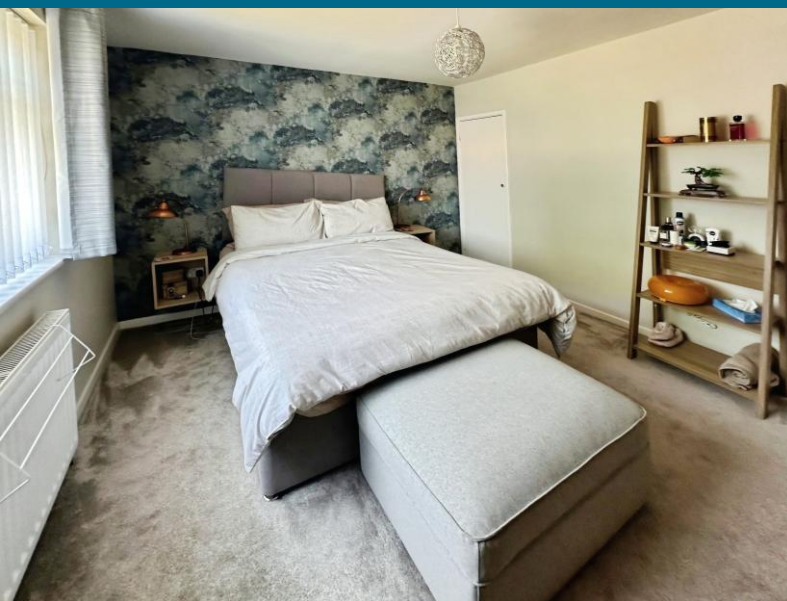
BEDROOM TWO: 9'10 (2.99) x 10'11 (3.33)
Double glazed rear window, single radiator.

EXTERNALLY:
REAR GARDEN: Low maintenance garden and parking.

T: 01670 850 850

Ashington@rmsestateagents.co.uk

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PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains
Broadband: FTTP
Mobile Signal Coverage Blackspot: No
Parking: Allocated parking space

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

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 May 1985

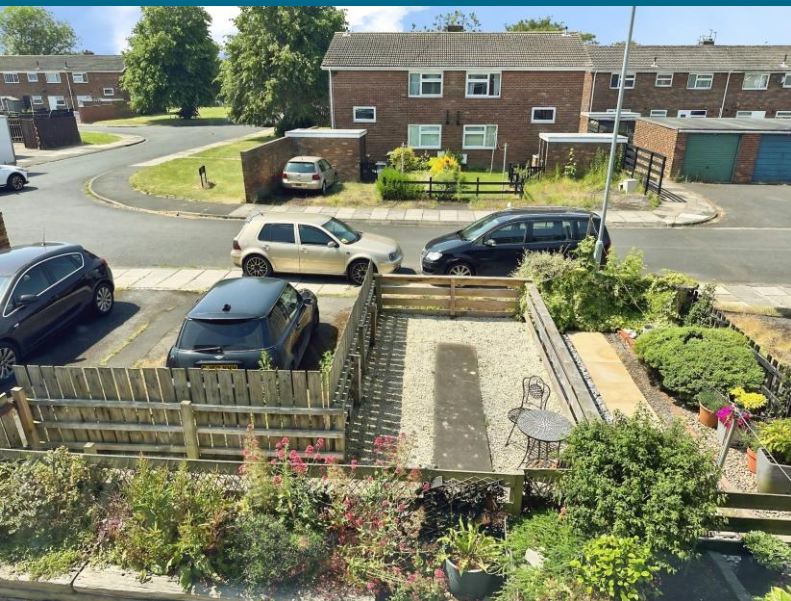
Ground Rent: £10 per annum

Service Charge: £0

COUNCIL TAX BAND: A

EPC RATING: C

AS00010657 GD/FG 29/06/2026 VERSION ONE



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	76 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.