



Milburn Road | Ashington | NE63 0PH

£55,000



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Spacious First Floor Flat

Opportunity For Modernisation And Improvement

Two Double Bedrooms

Generous Lounge With Dual Aspect Windows

Dining/Kitchen With Fitted Units

Family Bathroom With Four Piece Suite

RMS | Rook
Matthews
Sayer

PROPERTY DESCRIPTION:

ENTRANCE: UPVC Front door

ENTRANCE HALLWAY: Stairs to first floor

LOUNGE: 17'5 (5.31) x 19'11 (6.07)

Double glazed windows to both front and side, fire surround with electric fire, coving to ceiling, ceiling rose.

DINING/KITCHEN: 12'3 (3.73) X 10'8 (3.25)

Double glazed side window, double 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, gas hob with extractor fan above, space for fridge freezer

FAMILY BATHROOM: 6'7 (2.00) x 9'4 (2.84)

4 piece white suite comprising:

Panelled bath, pedestal wash hand basin, shower cubicle with electric shower, part tiling to walls, double radiator, double glazed rear window.

BEDROOM ONE: 13'7 (4.15) x 9'11 (3.02) to robes

Double glazed side window, double radiator, modern flooring, fitted wardrobes.

BEDROOM TWO: 12'1 (3.68) into alcoves x 13'0 (3.96)

Double glazed side window, double radiator, built in cupboard, modern flooring.

EXTERNALLY: Private yard to rear

PRIMARY SERVICES SUPPLY

Electricity: tbc

Water: tbc

Sewerage: tbc

Heating: tbc

Broadband: tbc

Mobile Signal Coverage Blackspot: tbc

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

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: 999 years from May 2008

Ground Rent: £tbc per month/annum tbc. Planned to increase by £tbc every tbc months/yearstbc.

Service Charge: TBC

Any Other Charges/Obligations: TBC

COUNCIL TAX BAND: A

EPC RATING: E

VERSION ONE AS00010659 FG/GD 13/06/2026

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		64 D
39-54	E	54 E	
21-38	F		
1-20	G		



Please note that an AML fee non refundable is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.

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.