



Maple Street Ashington

- Two Bedroom Mid Terrace
- Ideal for Investors
- Freehold
- Council Tax Band: A
- To be Sold By Auction- 12th September 2024

AUCTION GUIDE PRICE: £40,000



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ROOK
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SAYER

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Maple Street

Ashington

PROPERTY DESCRIPTION

LOUNGE 16'0 (4.88) x 15'5 (4.70) into alcove
Double glazed patio doors to front, double radiator.

KITCHEN/DINING ROOM 10'4 (3.15) x 11'11 (3.63)
Double glazed window to rear, double radiator, range of wall, floor and drawer units with co ordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer tap, space for cooker, space for fridge/freezer, tiling to floor, double glazed door to rear.

FIRST FLOOR LANDING
Double glazed window to rear

BEDROOM ONE 9'10 (2.99) into alcove x 16'1 (4.90)
Double glazed window to front, double radiator.

BEDROOM TWO 8'7 (2.62) max down to 5'1 (1.55) x 12'9 (3.89)
Built in cupboard

BATHROOM/WC
3 piece white suite comprising: panelled bath, pedestal wash hand basin, low level WC, single radiator, part tiling to walls, tiled flooring.

REAR GARDEN
Laid mainly to lawn

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Gas
Broadband: Not known
Mobile Signal Coverage Blackspot: No
Parking: On Street

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

EPC Rating: D

Council Tax Band: A

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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.

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