



Milburn Road Ashington

A well presented two bedroom terrace home in the heart of Ashington close to local shops and transport links. The property comprises of two large reception rooms and a modern fitted kitchen downstairs with two good sized bedrooms and a family bathroom upstairs. Externally there is a small garden to the front and a yard with large brick-built store to the rear. The property has been recently decorated and is ready to move into immediately.

£85,000

ROOK
MATTHEWS
SAYER

01670 850 850
2 Laburnum Tce, Ashington, NE63 0XX

www.rookmatthewssayer.co.uk
ashington@rmsestateagents.co.uk

Milburn Road Ashington

PROPERTY DESCRIPTION

ENTRANCE HALLWAY

UPVC entrance door, stairs to first floor landing, single radiator.

LOUNGE 12'7 (3.84) into alcove x 13'0 (3.96)

Double glazed window to front, double radiator, fire surround, electric fire, television point, coving to ceiling, ceiling rose.

DINING ROOM 14'3 (4.34) plus alcove x 11'0 (3.35)

Double glazed window to rear, double radiator, built in cupboard.

KITCHEN 12'10 (3.91) x 7'10 (2.39)

Double glazed window to rear, range of wall, floor and drawer units with co ordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer tap, tiled splash backs, space for cooker/range oven, space for fridge/freezer, plumbed for washing machine/dishwasher, vinyl flooring, double glazed door to rear.

BEDROOM ONE 15'0 (4.57) plus alcove x 10'2 (3.10)

Double glazed window to front, single radiator.

BEDROOM TWO 8'6 (2.59) into alcove x 11'4 (3.45)

Double glazed window to rear, single radiator.

BATHROOM/WC

3 piece suite comprising:

Mains shower over panelled bath, pedestal wash hand basin, low level WC, double glazed window to rear, single radiator, vinyl flooring, waterproof boarding.



FRONT GARDEN

Low maintenance garden.

REAR YARD

OUTHOUSE 15'7 (4.75) x 8'1 (2.46)

Power and lighting.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: ADSL

Mobile Signal Coverage Blackspot: No

Parking: On street.

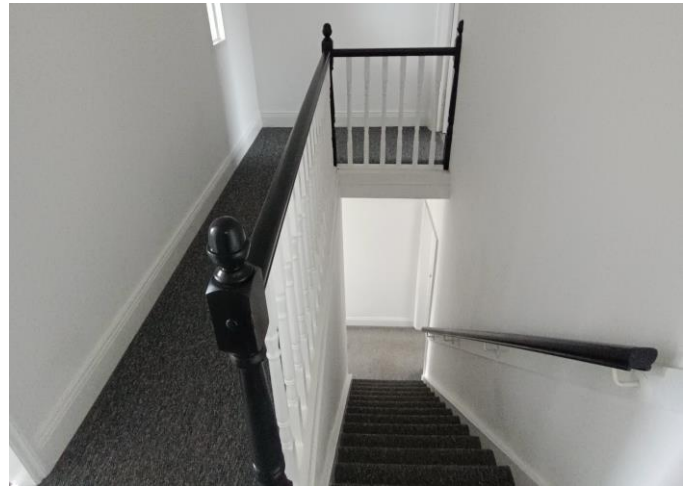
TENURE

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

COUNCIL TAX BAND: A

EPC RATING: C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	69 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.

16 Branches across the North-East

