



Hindmarsh Drive Ashington

- Two Bedroom Apartment
- Fitted Kitchen
- Allocated Parking Space
- Great First Time Buy
- Council Tax Band: A

£ 55,000



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SAYER

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Hindmarsh Drive

Ashington

PROPERTY DESCRIPTION

COMMUNAL ENTRANCE

ENTRANCE HALLWAY

Entrance door, single radiator, built in cupboard.

LOUNGE 15'1 (4.59) x 14'0 (4.27)

Double glazed window to front, 2 single radiators.

KITCHEN 8'8 (2.64) x 8'6 (2.59)

Partially tiled, range of wall, floor and drawer units with co ordinating roll edge work surfaces, fitted electric oven, electric hob with extractor fan above, integral washing machine, space for fridge freezer, double radiator, double glazed window to front, vinyl flooring.

BEDROOM ONE 8'9 (2.67) x 11'4 (3.45)

Double glazed windows to rear, single radiator.

BEDROOM TWO 7'8 (2.33) x 9'6 (2.90)

Double glazed window to rear, single radiator.

BATHROOM

Single radiator, 3 piece suite comprising pannelled bath with mains shower over, pedestal wash hand basin, low level WC, part tiling to walls, vinyl flooring.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband:

Mobile Signal Coverage Blackspot: No

Parking: Allocated parking space

PLEASE NOTE

All services/appliances have not and will not be tested

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: 150 years (less one day) from 1 May 2004

COUNCIL TAX BAND: A

EPC RATING: B

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

AS00010217.GD.LD.20/06/2025.V.2



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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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