



Rosalind Street | Ashington | NE63 9BN

£85,000

Three-bedroom terraced house in central Ashington close to local amenities. The property briefly comprises of a living room, kitchen, dining room. Upstairs you will find three bedrooms and bathroom. Externally there is as front and rear garden.

ROOK
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3 Bedroom Terrace

EPC: C

Lounge

Council tax band: A

Dining room

Freehold

Shower room

For any more information regarding the property please contact us today

ENTRANCE: UPVC entrance door

ENTRANCE HALLWAY: Storage cupboard

LOUNGE: 15'0 (4.57) X 13'10 (4.22)
Double glazed front patio doors, fire surround, television point, coving to ceiling.

DINING ROOM: 15'0 (4.57) X 13'8 (4.17)
Double glazed rear window, double radiator.

KITCHEN: 5'10 (1.79) X 15'2 (4.62)
Double glazed rear 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, space for cooker, space for fridge/freezer, plumbed for washing machine, dishwasher, tiling to floor.

BEDROOM ONE: 13'10(4.22) X 10'8 (3.25) plus robes
Double glazed rear window, fitted wardrobes and drawers.

BEDROOM TWO: 10'9 (3.28) X 8'8 (2.64)
Double glazed front window, single radiator, laminate flooring.

BEDROOM THREE: 9'9 (2.97) X 9'2 (2.79)
Double glazed front window, single radiator

ATTIC ROOM: 10'1 (3.07) X 15'8 (4.78)
Laminate flooring, roof light, fitted wardrobes

SHOWER ROOM: 3 piece white suite comprising:
Wash hand basin, shower cubicle, double glazed rear window, heated towel rail, tiled flooring, cladding to walls.

SMALL FRONT GARDEN: Fencing surrounds

Outhouse

Private yard to rear- car port, roller shutter door

T: 01912744661

Fenham@rmsestateagents.co.uk

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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. The North East region is famous for its rich mining heritage. We have been advised that the property is known to be at risk from mining activities in the locality, therefore please speak with your conveyancer for further information.

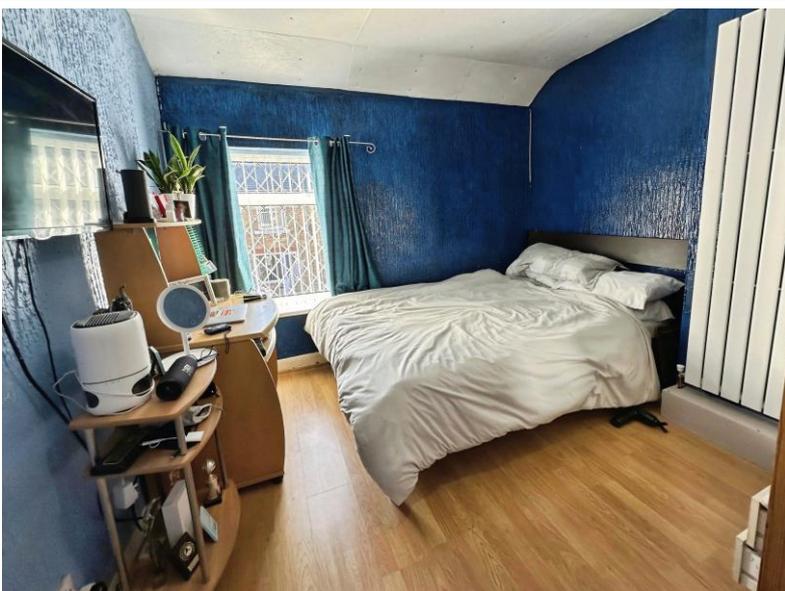
TENURE

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

AS00010371 GD/FG VERSION 1



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	77 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



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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