



8 Beadnell Grove , Ashington NE63 8TY

- Four Bedroom Town House
- Popular Development
- Fabulous size Kitchen/Diner
 - WC on every floor
- Garage in separate block at the front of the property
- Close to local amenities
- Two ground floor multi purpose rooms
 - First floor Lounge
 - Rear garden
- Viewing Recommended

Price Guide £150,000





Good sized four bedroom town house, situated on the popular Portland Wynd development, with all local amenities very nearby and excellent road links for commuting. Offered for sale with No upper chain. Viewing is strongly recommended.

The accommodation briefly comprising Entrance Hall, Study and a multi purpose room, downstairs Wc, fabulous size Kitchen/Diner with access to rear garden.

To the first floor there is a spacious Lounge, master bedroom and shower room. To the top floor there are a further three bedrooms, En-suite and bathroom/w.c. Garden to the rear and on street parking. Garage also located in separate block.

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT.

This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken.

Payment varies but will be no more than £450.00.

These services are optional.

Entrance Hallway

Laminate flooring, double panelled radiator, storage cupboard.

Cloaks/WC

White suite comprising of pedestal wash hand basin and low level WC, central heating radiator, extractor fan.

Ground floor Office

Study/sitting room/hobby room

Located on the ground floor, UPVC double glazed window.

Kitchen/Diner

Good range of wall and floor units, complimentary work tops, stainless steel sink unit with mixer tap, built in gas oven and hob with extractor fan, double central heating radiator, UPVC double glazed window, patio doors leading to rear garden.

Stairs to the first floor

Lounge

16'4 x 10'5

Double glazed window, double panelled radiator.

Bedroom 1

16'2 x 10'

Double glazed window, central heating radiator.

Shower Room/w.c.

Stairs to the top floor

Bedroom 2

9'11 x 8'10

Bedroom 3

8'10 x 7'0

Double glazed window, central heating radiator.

Bedroom 4

11'3 x 10'7

Double glazed window, central heating radiator.

En-suite

White suite comprising panelled bath, pedestal wash hand basin and low level WC, half height tiled walls.

Top floor bathroom

Externally

Garden to the rear, enclosed with lawn and borders. Single garage to the front.

M L Estate Ltd endeavour to maintain accurate descriptions of properties in Virtual tours, brochures, floor plans and descriptions, however, these are intended as a guide only and purchasers must satisfy themselves.

The mention of any appliances and/or services within these does not imply they are in full and efficient working order, we recommend purchasers arrange for a qualified person to check all appliances before legal signing contracts.

The tenure of the property should be clarified by your legal representative prior to exchange of contracts.

Viewings

Office Hours

Mon - Fri 9am - 5pm

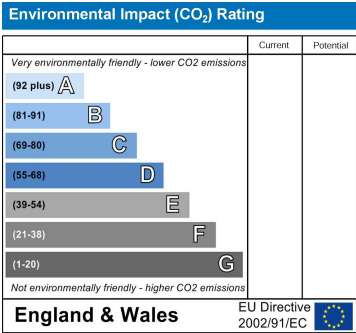
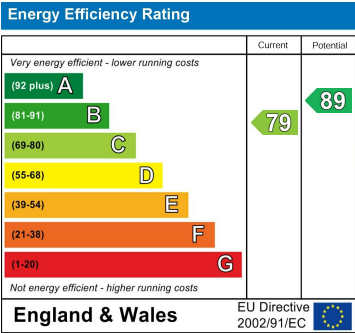
Sat 9am - 2pm

We are contactable after hours on our social media pages and via email sd@mlestates.co.uk

Viewing is strictly by appointment through M L Estates, 27 Avenue Road, Seaton Delaval NE25 0DT



Local Authority Northumberland County Council
Council Tax Band D
EPC Rating C
Tenure Freehold



ML Estates Sales Office

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