

Elsdon Drive | Ashington | NE63 8DT

OFFERS OVER £61,500

Well-presented and spacious two-bedroom first floor flat in central Ashington close to local shops, schools and the train station. The property consists of a large hallway with storage to the ground floor while to the first floor there is a modern fitted kitchen, a spacious lounge, shower room and two double bedrooms. Externally you will find a good-sized garden. The property is being offered with no onward chain.

RMS | Rook Matthews Sayer

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Well Presented Two Bedroom First Floor Flat in Central Ashington

Spacious Living Room

Two Double Bedrooms

Modern Fitted Kitchen

Shower Room

Garden to Rear

No Onward Chain

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION:

ENTRANCE: Half glazed composite door.

ENTRANCE HALLWAY: Stairs to first floor landing, modern flooring, double radiator, storage cupboard

LOUNGE: 10'10 (3.30) x 16'4 (4.98)
Double glazed front window, double radiator, modern flooring, television point.

KITCHEN: 13'5 (4.09) x 7'3 (2.21)
Double glazed rear window, single radiator, range of wall, floor and drawer units with coordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer tap, tiled splashbacks, built in electric fan assisted oven, electric hob with extractor fan above, space for fridge freezer, plumbed for washing machine, modern flooring

FIRST FLOOR LANDING:
Double glazed dide window, radiator, loft access.

FAMILY BATHROOM: 3 piece white suite comprising:
Pedestal wash hand basin, low level wc, eclosed shower unit, two double glazed rear windows, part tiling to walls, modern flooring, heated towel rail, spotlights.

BEDROOM ONE:9'6 (2.90) plus alcove x 13'6 (4.12)
Double glazed front window, double radiator.

BEDROOM TWO: 8'2 (2.48) x 15'0 (4.57)
Double glazed front window, radiator

EXTERNALLY: Rear garden laid mainly to lawn, small outhouse.

T: 01670 850 850
Ashington@rmsestateagents.co.uk

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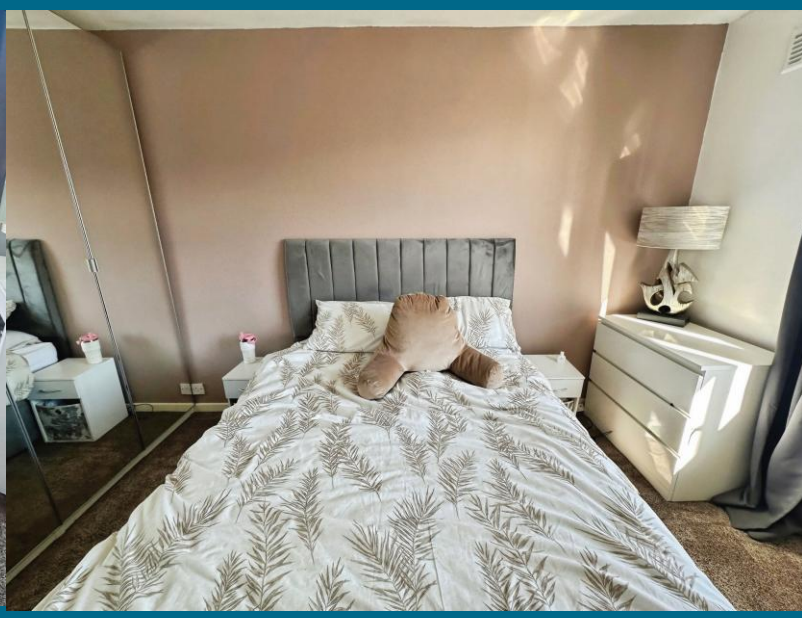












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PRIMARY SERVICES SUPPLY
Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains
Broadband: FTTC
Mobile Signal Coverage Blackspot: No
Parking: Driveway

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.

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: 125 years from 2002
Ground Rent: £10 per annum.
Service Charge: £280 per annum
Any Other Charges/Obligations – Building insurance premium £191 per annum.

COUNCIL TAX BAND: A

EPC RATING: C

AS00010539 FG/GD VERSION ONE **28/04/2026**
Amended 06/11/2026

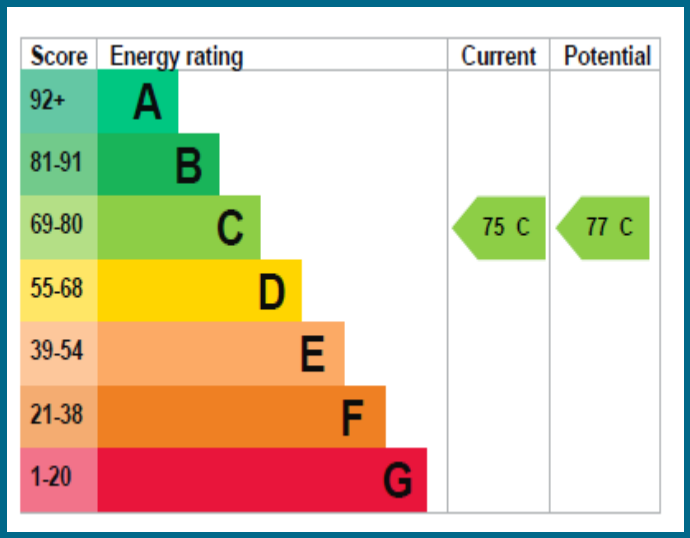


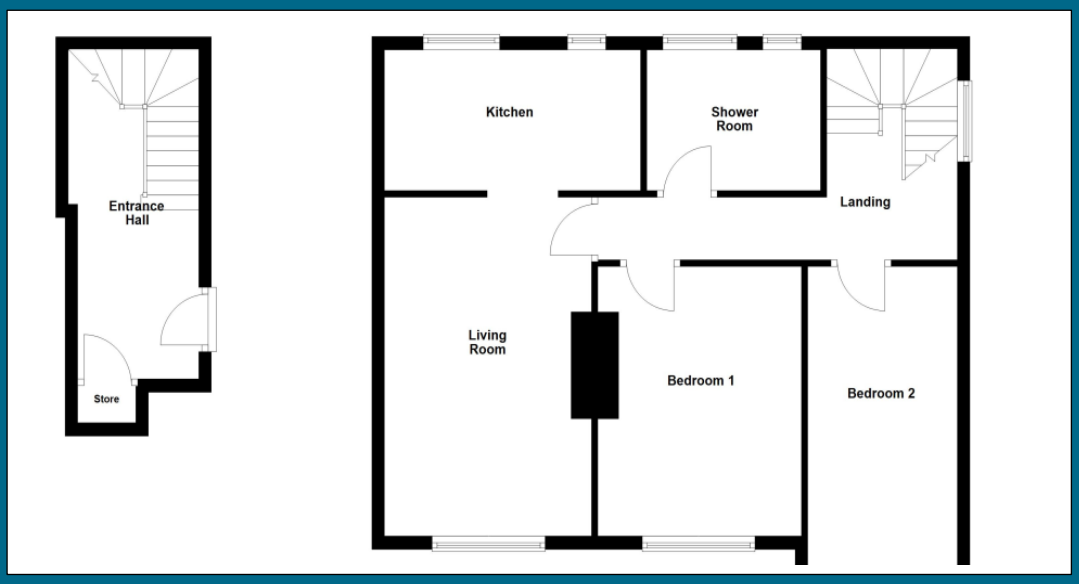


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Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

The Property Ombudsman

Please note that an AML fee non refundable is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.

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