



Katherine Street | Ashington | NE63 9DN

Auction Guide Price

£50,000

Pleasant two-bedroom terraced house in central Ashington close to local shops and schools. The property briefly comprises of a large living room, fitted kitchen with integral appliances and a bathroom downstairs. To the first floor you will find two good sized bedrooms, the master with fitted wardrobes. Externally there is a small front garden and yard to the rear.

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**Two Bedroom Terraced House in
Central Ashington**

**Fitted Kitchen with Integrated
Appliances**

Double Glazing

Spacious Lounge

Gas Central Heating

Garden to Front

Yard to Rear

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION:

ENTRANCE: UPVC Entrance door

ENTRANCE HALLWAY: Stairs to first floor landing

LOUNGE: 15'0 (4.57) into alcove x 15'11 (4.85)
Double glazed window, radiator.

KITCHEN: 8'4 (2.54) x 10'3 (3.12)

Double glazed window, radiator, range of wall, floor and drawer units with coordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer taps, tiled splashback, built in electric fan assisted oven, electric hob with extractor fan above, integrated fridge/freezer, plumbed for washing machine, tiling to floor.

FIRST FLOOR LANDING AREA: Double glazed window.

DOWNSTAIRS FAMILY BATHROOM: 6'9 (2.06) x 7'10 (2.39)

4 piece white suite comprising:

Corner bath, wash hand basin, shower cubicle with electric shower, low level wc, double glazed window, heated towel rail, part tiling to walls, tiled flooring.

BEDROOM ONE: 13'9 (4.19) to front of robes x 9'1 (2.77) into alcove

Double glazed window, radiator, fitted wardrobes

BEDROOM TWO: 5'5 (1.65) up to 9'1 (2.77) x 12'8 (3.86)

Double glazed window, radiator

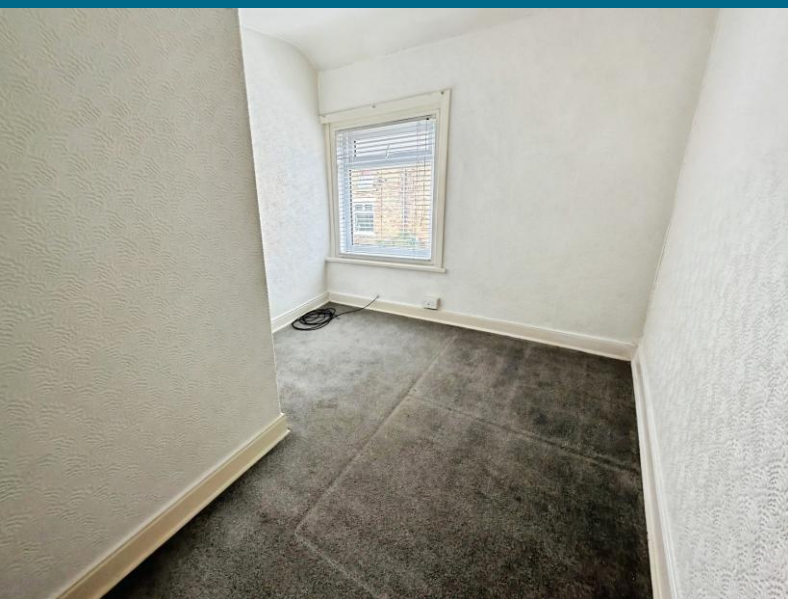
EXTERNALLY: Front Garden low maintenance

Rear Garden: Private yard to rear

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PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: tbc

Mobile Signal Coverage Blackspot: tbc

Parking: On street parking

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.

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: D

AS00010690 VERSION ONE FG/GD 20/07/2026

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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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		



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