



Hindmarsh Drive | Ashington | NE63 9FA

**£60,000**

Two bedroom purpose built apartment on the Barley Rise estate in Ashington close to the hospital and has excellent transport links.

The property briefly comprises of a lobby, internal hall, two bedrooms, living room, fitted kitchen and bathroom.

Externally there are communal gardens.

ROOK  
MATTHEWS  
SAYER



**Two-bedroom apartment**

**Fitted kitchen**

**Gas Central heating**

**Good sized living room**

**Double glazing**

**No onward chain**

For any more information regarding the property please contact us today

**ENTRANCE:** Communal entrance

**ENTRANCE HALLWAY:** Storage cupboard, single radiator

**LOUNGE:** 14'10 (4.52) X 15'0 (4.57)  
Double glazed front window, television point

**KITCHEN:** 9'6 (2.90) X 8'8 (2.64)  
Double glazed front window, range of wall, floor and drawer units with coordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer tap, tiled splash backs, built in electric fan assisted oven, gas hob with extractor fan above, space for fridge/freezer, plumbed for washing machine/dishwasher, vinyl flooring.

**BEDROOM ONE:** 8'9 (2.67) X 11'4 (3.45)  
Double glazed rear window, single radiator

**BEDROOM TWO:** 9'6 (2.90) X 7'8 (2.33)  
Double glazed rear window, single radiator

**BATHROOM WC:** 3 piece white suite comprising, panelled bath, shower over-mains, pedestal was hand basin, low level wc, single radiator, part tiling to walls, vinyl flooring.





#### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

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

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: TBC

Ground Rent: £TBC

Service Charge: £TBC

**COUNCIL TAX BAND: C**

**EPC RATING: A**

GD/FG AS00010158 VERSION 1



**T: 01912744661**

**Fenham@rmsestateagents.co.uk**

**ROOK  
MATTHEWS  
SAYER**



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