



College Road | Ashington | NE63 0HX

£80,000

Well-presented two-bedroom ground floor flat in central Ashington close to local shops and with excellent transport links. The property briefly comprises of a good-sized lounge, modern kitchen, bathroom and two double bedrooms. Externally there is a paved rear garden and garage in separate block.

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Well Presented Two Bedroom Flat in Ashington

Modern Kitchen

Contemporary Bathroom

Good Sized Rear Paved Garden

Garage in Separate Block

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION:

ENTRANCE PORCH: Useful and versatile porch, door to:

ENTRANCE HALLWAY:

LOUNGE: 15'0 (4.57) X 11'3 (3.43)

Double glazed front window, two single radiators, television point.

KITCHEN: 8'8 (2.64) x 6'8 (2.03)

Double glazed rear window and door, 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 splash backs, space for cooker, fridge freezer, plumbed for washing machine.

FAMILY BATHROOM: 3-piece white suite comprising: panelled bath with mains shower over, wash hand basin, low level wc, double glazed rear window, single radiator, tiled flooring, cladding to walls.

BEDROOM ONE: 11'11 (3.63) x 10'6 (3.20) into alcove

Double glazed front window, single radiator.

BEDROOM TWO: 9'9 (2.97) x 8'8 (2.64)

Double glazed rear window, built in cupboards.

EXTERNALLY: REAR GARDEN: low maintenance garden

GARAGE: Single garage with up and over door in a block

T: 01670 850 850

Ashington@rmsestateagents.co.uk

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PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: Other

Mobile Signal Coverage Blackspot: No

Parking: Garage in a block

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

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.

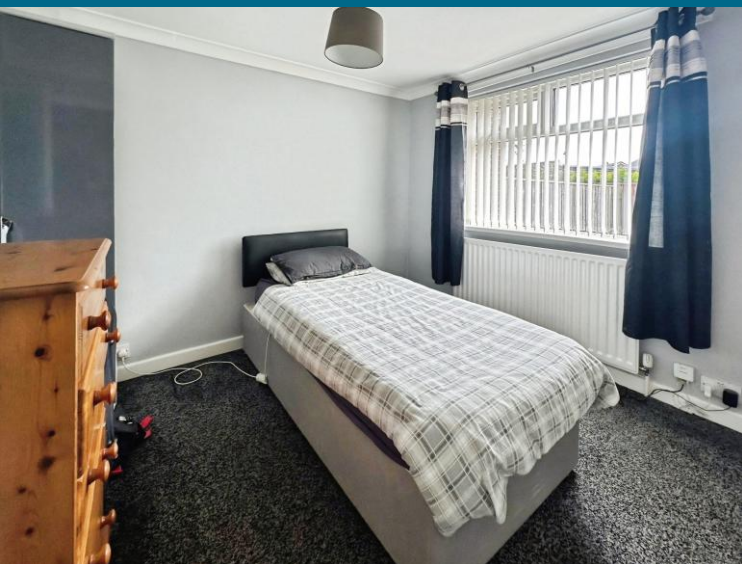
Length of Lease: 81 years

Ground Rent: £238.00 per annum.

COUNCIL TAX BAND: A

EPC RATING: tbc

AS00010564 version one FG/GD 08/04/2026



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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.



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