

# Katherine Street | Ashington | NE63 9DJ

£40,000

Two-bedroom terraced house in central Ashington close to local amenities. The property briefly comprises of a living room, kitchen diner, and bathroom downstairs while upstairs you will find two double bedrooms. Externally there is as front garden and a private rear yard.





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**Two-bedroom terraced house** 

Gas central heating

**Double glazing** 

**Fitted kitchen** 

Some updating required

Corporate sale

Council tax band: A

EPC: D

**Freehold** 

For any more information regarding the property please contact us today

**ENTRANCE: UPVC front door** 

LOUNGE: 14'5 (4.39) X 12'0 (3.66)

Double glazed front window, double radiator, fire surround, gas fire

KITCHEN/DINING ROOM: 15'2 (4.62) X 10'10 (3.30)

Double glazed rear window, double 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, built in electric fan assisted oven, electric hob with extractor fan above, space for fridge/freezer, plumbed for washing machine.

FIRST FLOOR LANDING: loft access, double radiator

BEDROOM ONE: 14'4 (4.37) X 12'0 (3.66) Double glazed front window, double radiator.

BEDROOM TWO:11'0 (3.35) X 14'9 (4.50)

Double glazed rear window, single radiator, built in cupboard.

BATHROOM/WC: 3-piece white suite

Panelled bath, shower over, pedestal wash hand basin, low level wc, double glazed rear window, double radiator, part

tiling to walls, laminate flooring.

FRONT GARDEN: Bushes and shrubs

Private yard to rear.

No off-street parking available.

















# PRIMARY SERVICES SUPPLY

Electricity: TBC
Water: TBC
Sewerage: TBC
Heating: TBC
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**

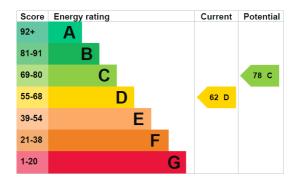
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

# COUNCIL TAX BAND: A

**EPC RATING:** D

AS00010385 GD/FG VERSION ONE





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