



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

Some updating required

Gas central heating

Corporate sale

Double glazing

Council tax band: A

Fitted kitchen

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.

T: 01670 850 850

Ashington@rmsestateagents.co.uk

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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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	62 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.

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