



## Highfield Drive Ashington

- Terraced Flat
- Two Bedrooms
- Garden to Rear
- Garage in Separate Block
- Tenanted at £500PCM

**£ 70,000**



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# Highfield Drive

Ashington

## PROPERTY DESCRIPTION

### ENTRANCE PORCH

UPVC Entrance door

### LOUNGE 10'8 (3.25) x 14'10 (4.52)

Double glazed window to front, double radiator, television point, coving to ceiling.

### KITCHEN 8'9 (2.67) x 6'8 (2.03)

Double glazed window to front, single radiator, range of wall, floor and drawer units with co-ordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer tap, tiled splash backs, space for cooker/range oven, space for fridge/freezer, plumbed for washing machine, double glazed door to rear.

### BEDROOM ONE 11'11 (3.63) x 8'7 (2.62)

Double glazed window to front, fitted wardrobes.

### BEDROOM TWO 8'9 (2.67) x 9'7 (2.92)

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

### BATHROOM/WC

3-piece suite comprising: electric shower over panelled bath, pedestal wash hand basin, low level WC, double glazed window to rear, heated towel rail, part tiling to walls.

### FRONT GARDEN-ACCESS TO PROPERTY ONLY

### REAR GARDEN

Laid mainly to lawn, patio area, bushes and shrubs, fencing.

### GARAGE IN SEPERATE BLOCK

### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: ADSL Modem

Mobile Signal Coverage Blackspot: No

Parking: Garage, communal parking, on street.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### 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: 100 years from 18/05/2018

Ground Rent: £0 per annum

Building Insurance: £38 per month

### COUNCIL TAX BAND: A

### EPC RATING: C

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