



Maple Street Ashington

- Mid Terraced House
- 2 Bedrooms
- Close to Town Centre
- Double Glazed
- Council Tax Band A

Asking Price: £65,000



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ROOK
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SAYER

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Maple Street

Ashington

PROPERTY DESCRIPTION

ENTRANCE

UPVC Entrance door, stairs to first floor landing.

LOUNGE 16'0 (4.88) x 15'4 (4.67)

Double glazed window to front, double radiator, fire surround with electric inset and hearth, television point, coving to ceiling.

KITCHEN 9'10 (2.99) x 8'11 (2.72)

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

BEDROOM ONE 15'11 (4.85) x 9'9 (2.97) into alcove

Double glazed window to front, single radiator, fitted wardrobes.

BEDROOM TWO 12'10 (3.91) x 5'4 (1.62)

Double glazed window to front, single radiator, access to roof space.

SHOWER ROOM/WC

Pedestal wash hand basin, shower cubicle, low level WC, double glazed window to rear, double radiator, tiling to walls, laminate flooring, cladding to ceiling.

REAR GARDEN

Fencing surrounds, block paved.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Yes

Mobile Signal Coverage Blackspot: No

Parking: On street

MINING

The property is known to be on a coalfield and known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

MATERIAL / CONSTRUCTION ABNORMALITIES

The property is of standard construction.

RESTRICTIONS AND RIGHTS

Listed? No

Conservation Area? No

Restrictions on property? No

Easements, servitudes or wayleaves? No

Public rights of way through the property? No

RISKS

Flooding in last 5 years: No

Risk of Flooding: Zone 1

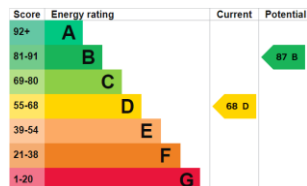
Any flood defences at the property: No

Coastal Erosion Risk: Low

Known safety risks at property (asbestos etc...): No

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

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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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