



## Rosalind Street Ashington

- 3 Bedroom End Terrace House
- Council Tax Band: A
- Central Heating
- EPC Rating: D
- Being Sold as Investment with
- Freehold

Tenant in situ

**£ 55,000**

01670 850 850  
2 Laburnum Tce, Ashington, NE63 0XX

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SAYER

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# Rosalind Street Ashington

## PROPERTY DESCRIPTION

### ENTRANCE

UPVC entrance door

### LOUNGE 13'8 (4.17) x 13'10 (4.22)

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

### DINING ROOM 15'3 (4.65) x 15'1 (4.59)

Double glazed patio doors to rear, coving to ceiling.

### KITCHEN 6'6 (1.98) x 21'8 (6.60)

Double glazed window to rear, 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, plumbed for washing machine/dishwasher, tiling to floor, double glazed door to rear.

### FIRST FLOOR LANDING

Loft access

### BEDROOM ONE 10'3 (3.12) x 13'11 (4.24)

Double glazed window to front, single radiator.

### BEDROOM TWO 8'3 (2.52) x 11'2 (3.40)

Double glazed window to rear, double radiator, fitted wardrobes.

### BEDROOM THREE 10'3 (3.12) x 7'10 (2.39)

Double glazed window to front, double radiator.

### BATHROOM/WC

3 piece suite comprising: panelled bath, wash hand basin, double glazed window to rear, double radiator, vinyl flooring.

### FRONT GARDEN

Driveway

### GARAGE (roof collapsed)

Single, detached.

### YARD TO REAR

### OFF ROAD PARKING

### 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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