



## Station Road Ashington

- Two Bedroom First Floor Flat
- Large Lounge
- Off Street Parking
- No Upper Chain
- For Sale By Auction

**Auction Guide: £55,000**



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SAYER

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# Station Road

Ashington

## PROPERTY DESCRIPTION

### ENTRANCE

#### Communal Entrance

With secure intercom entry. Main access door to the front with additional access door to the rear, stairs to first floor.

#### Flat Entrance

Secure access door opening into the lounge.

### LOUNGE 13' 4" x 11' 10" (4.07m x 3.62m)

Window to rear, radiator, open archway into kitchen area.

### KITCHEN 9' 8" x 5' 4" (2.97m x 1.65m)

Fitted with a range of wood effect wall, floor and drawer units with black worktops and tiled splashbacks, sink and drainer with mixer tap, integrated gas hob and electric oven, extractor over.

### BEDROOM ONE 11' 4" x 12' 8" (3.46m x 3.88m)

Two windows to front, radiator.

### BEDROOM TWO 9' 8" x 8' 3" (2.95m x 2.52m)

Double glazed window to front, radiator.

### BATHROOM

Double glazed window to rear. Fitted with a three piece white suite comprising panelled bath, wash hand basin and w.c, radiator, part tiled walls.

### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband:

Mobile Signal Coverage Blackspot: No

Parking: Yard to rear

### 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: 999 years from 1 January 2004

### COUNCIL TAX BAND: A

### EPC RATING: TBC



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