



Rosalind Street Ashington

Attention investors! Two bedroom terraced property in central Ashington close to all amenities. The property comprises of a living room, kitchen diner, utility room and bathroom downstairs with two bedrooms upstairs. Externally you will find a large rear yard and a small front garden. Offered with no onward chain.

£50,000

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PROPERTY DESCRIPTION

ENTRANCE

UPVC Entrance door

ENTRANCE HALLWAY

Stairs to first floor landing, single radiator, storage cupboard.

LOUNGE 12'6 (3.81) into alcove x 15'11 (4.85)

Double glazed patio windows to front, single radiator, television point, coving to ceiling, ceiling rose.

KITCHEN/DINING ROOM 8'11 (2.72) x 22'4 (6.81)

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

UTILITY ROOM

Double glazed window to rear, plumbed for washing machine, tiled flooring.

FIRST FLOOR LANDING

Double glazed window to rear.

BEDROOM ONE 8'8 (2.64) x 15'7 (4.75)

Double glazed window to front, single radiator, combi boiler in cupboard.



BEDROOM TWO 9'0 (2.74) max, down to 6'6 (1.98) x 12'6 (3.81)

Double glazed window to front, single radiator, access to loft.



BATHROOM/WC 5'8 (1.73) x 10'5 (3.18)

4 piece suite comprising: panelled bath, pedestal wash hand basin, shower cubicle, low level WC, double glazed window to rear, double radiator, part tiling to walls, tiled flooring.



FRONT GARDEN

Low maintenance garden.

PRIVATE YARD TO REAR



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		84 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		





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