



2 bed ground floor flat to buy in

Hindmarsh Drive, Ashington, Ashington,
Northumberland, NE63 9FA

£70,000

 x 2  x 1  x 1

Tenure

Leasehold

Allocated parking

Property features

- ✓ Ground Floor Apartment
- ✓ Potential Rental Income £600
- ✓ Well Presented
- ✓ No Upper Chain - View Now
- ✓ EPC Rating C

Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Electric

Description

GROUND FLOOR APARTMENT - TWO BEDROOMS - SPACIOUS LOUNGE - SECURE ENTRY - ALLOCATED PARKING SPACE - MONTHLY RENTAL INCOME £600 - WELL PRESENTED THROUGHOUT - MUST BE VIEWED***

Pattinson welcomes to the sales market this spacious two bedroom ground floor apartment situated on Hindmarsh Drive within the Barley Rise development in Ashington, Northumberland. A popular location which is situated by the Wansbeck Hospital with easy access into the town centre with an array of schools, shops, leisure facilities and travel links including the newly opened train station. Warmed via gas central heating (combi boiler) and with Upvc double glazing throughout this well presented property is an ideal investment with a potential monthly rental income of £600. Early viewings are essential to avoid disappointment.

Briefly comprising; secure intercom entry to the front of the building leading to a communal hallway and stair well. The apartment begins with an entrance hallway leading to the main hallway, lounge, kitchen, two bedrooms and bathroom. Externally lawned garden areas to the front and to the rear allocated parking and bin stores.

EPC Rating B

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 110

Price: £70,000

Property Type: Ground floor flat

Parking: Allocated

Heating: Electric

Front External



Communal Hallway

Via main access door into the building.



Lounge

4.09m x 4.36m (13'5" x 14'3")

Window to front, wood effect flooring, two radiators.



Kitchen

2.57m x 2.50m (8'5" x 8'2")

Window to side. Fitted with a range wall, floor and drawer units with wood effect worktops and tiled splashbacks, stainless steel sink and drainer with mixer tap, integrated electric oven with gas hob, tiled flooring, radiator.



Bedroom One

3.30m x 2.57m (10'9" x 8'5")

Window to side, radiator.



Bedroom Two

2.23m x 2.73m (7'3" x 8'11")

Window to side, radiator.



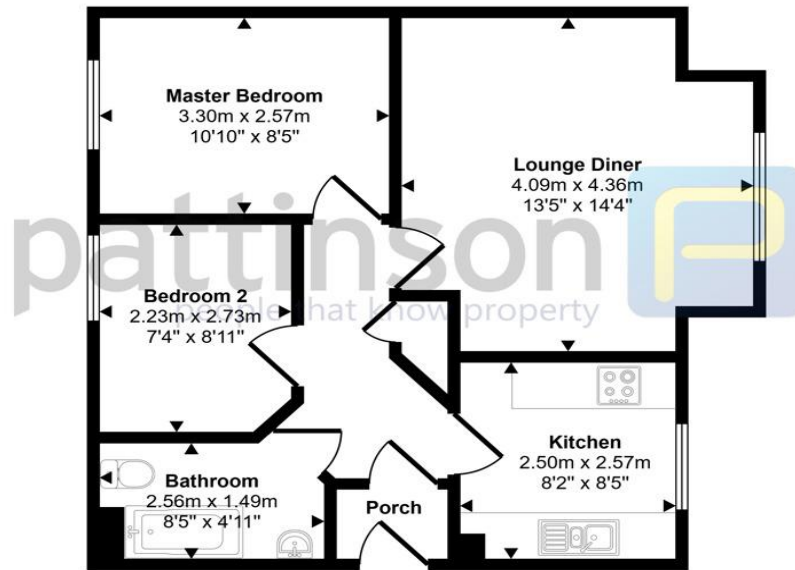
Bathroom

2.56m x 1.49m (8'4" x 4'10")

Fitted with a three piece white suite which includes a panelled bath, wash hand basin, w.c. Partially tiled walls, vinyl flooring, radiator.



Approx Gross Internal Area
50 sq m / 535 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C	79	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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1A Brackenthwaite, Leicester, Leicestershire, LE4 7GA, <https://laxmanrealestate.com/contact>

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