



## 2 bed ground floor flat to buy in

Avondale Gardens, Ashington, Ashington, Northumberland, NE63 9SX

**£55,000** Starting Bid

 x2
  x1
  x1

Tenure

**Leasehold**

Garage parking

## Property features

- ✓ For Sale By Auction
- ✓ Ground Floor Flat
- ✓ Two Double Bedrooms
- ✓ Integrated Kitchen
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Mobile signal: Good

## Description

TO BE SOLD via ONLINE AUCTION. Fees apply.

\*\*\*GROUND FLOOR FLAT - TWO DOUBLE BEDROOMS - INTEGRATED KITCHEN - UPGRADED SHOWER ROOM - WELL PRESENTED - PRIVATE GARDEN - GARAGE - MUST BE VIEWED\*\*\*

Pattinson Auction offer for sale this two bedroom ground floor flat situated on Avondale Gardens in North Seaton, Ashington. A popular location with local shops and amenities close by and within easy reach of Ashington town centre which has an array of supermarkets, leisure facilities and travel links including the new train station linking directly into Newcastle city centre. Newbiggin By The Sea also sits just two miles to the east.

This well maintained and well presented property is warmed via gas central heating (combi boiler) and benefits from Upvc double glazing throughout. As we anticipate a high level of interest, early viewings are essential to avoid disappointment.

Briefly comprising; entrance porch, lounge, inner hallway, kitchen, two double bedrooms and shower room. Externally to the front a shared garden area and to the rear an enclosed low maintenance private garden with gated access. A single garage sits in a block at the rear.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 40

Price: Starting Bid £55,000

Property Type: Ground floor flat

Parking: Garage

Construction materials: Brick and block

Roofing type: Slate tiles

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Mobile signal coverage: Good

## Entrance Porch

Via main access door to the front. Full length window to the side, built in storage cupboard, pvc panelled walls, wood effect flooring. Secure access door into the lounge.



## Lounge

4.51m x 3.20m (14'9" x 10'5")

Full length window to the front with fitted vertical blinds. Feature fireplace and hearth with electric flame effect fire, open archway into the inner hall, wood effect flooring, radiator.



## Lounge Additional



## Inner Hallway

Wood effect flooring, radiator.



## Kitchen

2.60m x 1.99m (8'6" x 6'6")

Access door into the rear garden and window to the rear with fitted roller blind. A fitted kitchen with a range of white high gloss wall and base units with brushed steel handles, black roll edge worktops and matching trims. Bowl sink and drainer with mixer tap, Integrated electric oven and hob with black glass splashback and brushed steel extractor over, integrated microwave, integrated fridge and freezer, freestanding washing machine, wood effect flooring, radiator.



## Kitchen Additional



## Bedroom One

3.49m x 2.50m (11'5" x 8'2")

Window to the front with fitted vertical blinds, fitted triple sliding mirrored door wardrobes, wood effect flooring, radiator.



## Bedroom One Additional



## Bedroom Two

3.00m x 2.65m (9'10" x 8'8")

Window to the rear with fitted vertical blinds, large built in storage cupboard housing the gas combi central heating boiler, wood effect flooring, radiator.



## Shower Room

2.01m x 1.62m (6'7" x 5'3")

Frosted window to the rear. Recently upgraded with a double walk in shower cubicle with white tray, dual chrome rainfall shower and smoked glass screen door, pedestal wash hand basin with chrome mixer tap, push flush w.c, chrome heated towel rail and wall mounted vanity mirror. Large built in storage cupboard, fully tiled walls, pvc panelled ceiling with spotlights, vinyl flooring.



## Front Garden



## Rear Garden



## Rear Elevation

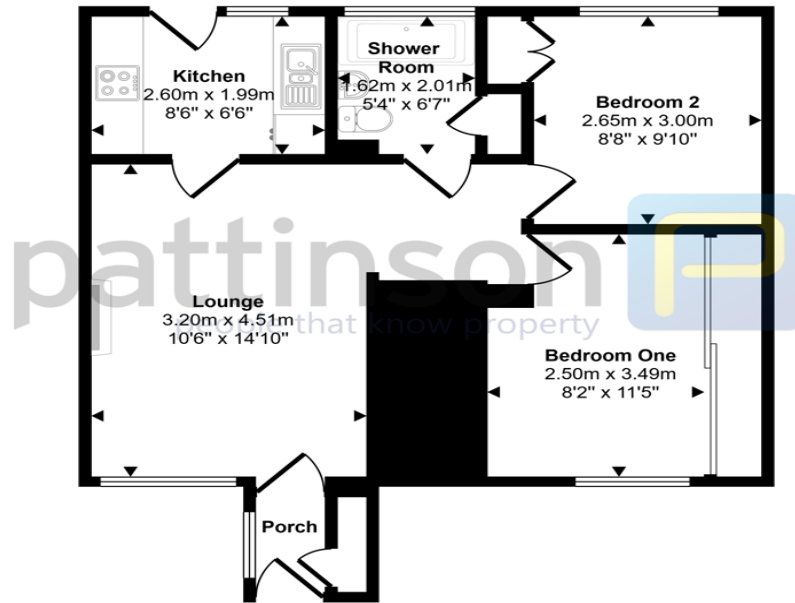


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## Garage Block



Approx Gross Internal Area  
50 sq m / 534 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>	67	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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Contact your local branch today for more information on this property:

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