

# Reeds Rains

The Estate Agent

[www.reedsrains.co.uk](http://www.reedsrains.co.uk)



Sweethope Avenue, Ashington, Northumberland

**Reduced to £34,995**

Two bedroom first floor flat, ideal for a first time buyer or buy to let market. The spacious accommodation briefly comprises, private entrance hallway, two bedrooms, lounge, kitchen, bathroom and separate WC.

# Reeds Rains

The Estate Agent

www.reedsrains.co.uk

## Sweethope Avenue, Ashington, Northumberland

### Entrance

UPVC front door leading to hallway Hallway with built in storage, and UPVC door to side. Stairs leading to first floor with double glazed window to the side.

### Lounge 14'1" x 10'8"

with double glazed window to front, feature fireplace, powerpoints, and aerial socket.

### Kitchen 9'8" x 8'2"

A range of wall and floor units, single stainless drainer, cooker point plumbing for washing machine and two double glazed windows with rear aspect.

### Bedroom One 14'2" x 8'3"

Front facing, central heating radiator, double glazed window and powerpoints.

### Bedroom Two 14'2" x 8'5"

Front facing, central heating radiator, double glazed window powerpoints.

### Bathroom

white suite comprising wash hand basin and panelled bath.

### Separate W/C

Low level WC.

### External

To the rear of the property there is a communal paved area.

### Reeds Rains Mortgage Advice

We can introduce you to the team of highly qualified Mortgage Advisers at Reeds Rains Ltd. They can provide you with up to the minute information on many of the interest rates available. To arrange a fee-free, no obligation appointment, please telephone this office.

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

### All Measurements

All Measurements are Approximate

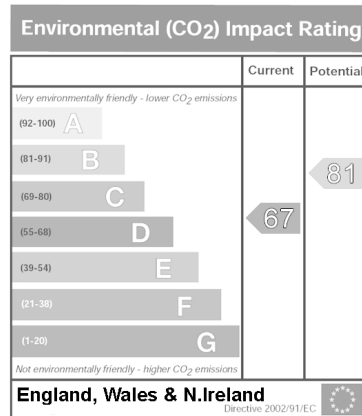
### Laser Tape Clause

All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

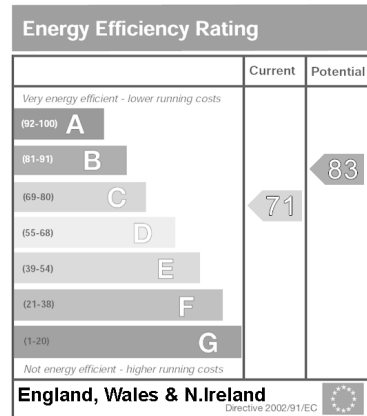
### Buyer Notes

BUYER NOTES (Please use the area below to make any notes

whilst viewing the property)



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide emissions. The higher the rating the less impact it has on the environment.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

**Agent's Notes** Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves.



FIXED PRICE CONVEYANCING  
FOR AN IMMEDIATE QUOTE CALL

**0870 603 5443**