



Wansbeck Close Ellington

A fantastic opportunity to purchase this three bedroom detached home in the popular village of Ellington. The property comprises of hallway, lounge, dining room, kitchen and utility. Upstairs there are three good sized bedrooms, one of which has been used as a dressing room, a shower room and separate WC. Externally there is a front garden with driveway leading to garage and an enclosed rear garden laid mainly to lawn with a summerhouse.

To arrange your viewing contact the Ashington branch on 01670 850850.

Asking Price £240,000

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PROPERTY DESCRIPTION

ENTRANCE

UPVC Entrance Door

ENTRANCE HALLWAY

Stairs to first floor landing, double radiator, storage cupboard, telephone point, stairlift

LOUNGE 11'5 (3.48) x 14'7 (4.45)

Double glazed window to front, double radiator, television point, coving to ceiling, archway leading to dining room



DINING ROOM 8'8 (2.64) X 10'8 (3.25)

Double glazed window to rear, double radiator, coving to ceiling

KITCHEN 10'8 (3.25) x 8'9 (2.67)

Double glazed window to rear, range of wall, floor and drawer units with co-ordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer tap, tiled splash backs, space for cooker, coving to ceiling, double radiator

UTILITY ROOM

Double glazed window to rear, fitted with wall and base units/work surface with Belfast style sink, space for fridge/freezer, plumbed for washing machine

FIRST FLOOR LANDING

Double glazed window to side, built in storage cupboard



BEDROOM ONE 12'0 (3.66) X 9'9 (2.97)

Double glazed window to front, single radiator, fitted wardrobes and drawers, coving to ceiling, loft access, archway leading to bedroom two/dressing room

BEDROOM TWO/DRESSING ROOM 6'6 (1.98) TO WARDROBES X 10'11 (3.33)

Double glazed window to rear, single radiator, fitted wardrobes, coving to ceiling

BEDROOM THREE 7'7 (2.31) X 9'10 (2.99)

Double glazed window to front, single radiator, built in cupboard

SHOWER ROOM/WC

2 piece white shower cubicle, pedestal wash hand basin, double glazed window to rear, cladding to walls

SEPARATE WC

Low level WC

FRONT GARDEN

Laid mainly to lawn, bushes and shrubs, driveway leading to garage

REAR GARDEN

Laid mainly to lawn, bushes and shrubs, flower beds

GARAGE

Single, attached, up and over door



PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: ADSL, Cable, Fibre

Mobile Signal Coverage Blackspot: No

Parking: Driveway leading to garage

MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

AGENTS NOTE

Probate Disclaimer.

If you require any further information on this, please contact us.

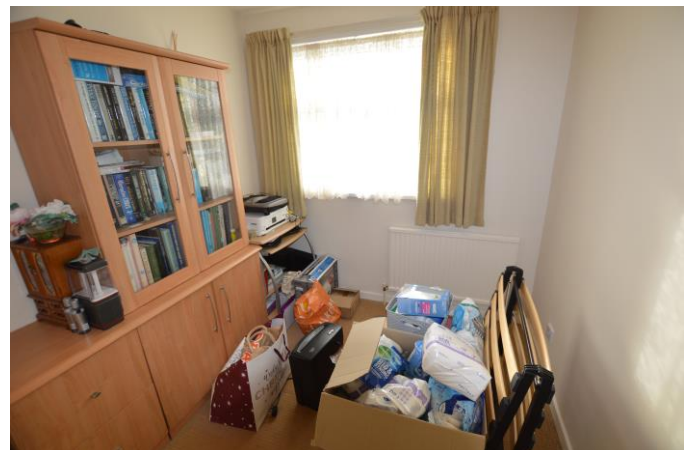
TENURE

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: C

EPC RATING: "A to G"

AS00009673.GD.DS.16/01/2024.V.1





Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

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