



Allchurch Drive Ashington

A well presented four bedroom family home on the popular Fairmeadows estate in North Seaton. The property briefly comprises of hallway, large lounge, dining room, conservatory, kitchen with utility and cloakroom. Upstairs there are four good sized bedrooms, the master with ensuite and a family bathroom. Externally you will find a lawned front garden with parking for four cars on the driveway which leads to the integral garage and to the rear a garden laid mainly to lawn with a patio area.

OIEO: £240,000

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PROPERTY DESCRIPTION

ENTRANCE HALLWAY

UPVC entrance door, stairs to first floor landing, single radiator.

CLOAKS/WC

Low level WC, wash hand basin, laminate tiling, double glazed window, single radiator.

LOUNGE 11'0 max (3.35) x 16'1 (4.90) into bay

Double glazed bay window to front, double radiator, fire surround with flame effect inset and hearth, television point, coving to ceiling, laminate floor.

DINING ROOM (archway from lounge) 8'10 (2.69) x 10'4 (3.15)

Double glazed patio doors to conservatory, coving to ceiling, single radiator.

KITCHEN 9'3 (2.82) x 10'4 (3.15)

Double glazed window to rear, single radiator, 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, built in electric fan assisted oven, electric hob with extractor fan above, space for fridge, tiling to floor, spotlights.

UTILITY 7'0 (2.13) x 5'6 (1.68)

Double glazed window to rear, space for freezer, plumbed for washing machine, double radiator, tiled flooring.

CONSERVATORY 11'0 (3.35) x 8'9 (2.67)

Dwarf wall, double glazed windows, ceiling fan, double radiator, laminate flooring.

FIRST FLOOR LANDING

Built in storage cupboard, loft access.

BEDROOM ONE 10'11 (3.33) plus wardrobes x 12'9 (3.89)

Double glazed window to front, double radiator, fitted sliding mirror wardrobes, laminate flooring.

EN SUITE

Double glazed window to side, low level WC, pedestal wash hand basin, mains shower cubicle, part tiling to walls, heated towel rail, spotlights, tiling to floor.

BEDROOM TWO 8'2 (2.48) x 10'5 (3.18)

Double glazed window to front, single radiator, laminate flooring, television point.

BEDROOM THREE 8'0 (2.44) x 8'6 (2.59)

Double glazed window to rear, single radiator, laminate flooring.

BEDROOM FOUR 6'6 (1.98) x 9'7 (2.92)

Double glazed window to rear, single radiator, built in cupboard, laminate flooring.



BATHROOM/WC

3 piece suite comprising: panelled bath, pedestal wash hand basin, low level WC, spotlights, double glazed window to rear, heated towel rail, part tiling to walls, tiled flooring.

FRONT GARDEN

Laid mainly to lawn, low maintenance garden, driveway for 4 cars leading to garage.

REAR GARDEN

Laid mainly to lawn, patio area, screen fencing, water tap.

GARAGE

Single, detached, integrated, up and over door, power and lighting, car charger to side.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Satellite

Mobile Signal Coverage Blackspot: No

Parking: Garage, driveway, on street

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX BAND: C

EPC RATING: C

