



Belfry Close Ashington

An immaculate four bedroom family home on the Seaton Vale estate in Ashington close to the Wansbeck hospital and excellent road links. The current owners have upgraded the property to provide a tasteful modern living environment. The property briefly comprises of an entrance hall, large lounge, family room, cloakroom, spacious kitchen dining area and a separate utility. To the first floor there are four double bedrooms, the master with ensuite and a family bathroom. Externally there is an open plan front garden and a landscaped west facing garden with a large decking area ideal for outdoor entertaining, a driveway and separate garage.

£295,000

ROOK
MATTHEWS
SAYER

01670 850 850
2 Laburnum Tce, Ashington, NE63 0XX

www.rookmatthewssayer.co.uk
ashington@rmsestateagents.co.uk

Belfry Close Ashington

PROPERTY DESCRIPTION

ENTRANCE HALLWAY

Composite entrance door, stairs to first floor landing, laminate flooring, double glazed window to front, radiator, storage cupboard.

CLOAKS/WC

Low level WC, wash hand basin (set in vanity unit), laminate flooring, part tiling to walls, heated towel rail.

LOUNGE 11'11 (3.63) x 15'10 (4.83)

Double glazed window to front, double radiator, fire surround with electric inset and hearth, television point, coving to ceiling.

STUDY/DINING ROOM 9'0 (2.74) x 9'8 (2.95)

Double glazed window to front, single radiator, coving to ceiling.

KITCHEN/DINING ROOM 28'0 (8.53) x 10'0 (3.05)

Double glazed window to rear, 2 radiators, range of wall and drawer units with coordinating granite 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/freezer, laminate flooring, coving to ceiling, spotlights, double glazed French doors to rear, radiator cover.

UTILITY 5'9 (1.75) x 5 (1.52)

Fitted wall and base units, stainless steel sink unit, dual mixer taps, space for fridge/freezer, plumbed for washing machine, single radiator, laminate flooring, double glazed door.

FIRST FLOOR LANDING

Loft access, built in storage cupboard.

BEDROOM ONE 12'2 (3.71) x 13'0 (3.96)

2 double glazed windows to front, double radiator, coving to ceiling.

EN SUITE

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

BEDROOM TWO 12'2 (3.71) max x 8'9 (2.67) 13'0 (3.96)

Double glazed window to front, single radiator.

BEDROOM THREE 8'7 (2.62) x 13'3 (4.04)

Double glazed window to rear, single radiator.

BEDROOM FOUR 8'7 (2.62) x 13'3 (4.04)

Double glazed window to rear, single radiator, spotlights.

BATHROOM/WC

4 piece white suite comprising: panelled bath, pedestal wash hand basin, shower cubicle, low level WC, double glazed window to rear, heated towel rail, part tiling to walls, laminate flooring.



FRONT GARDEN

Laid mainly to lawn

REAR GARDEN

Large patio area, water feature, flower beds, bushes and shrubs, screen fencing.

GARAGE

Single, detached, up and over door.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: Garage, driveway.

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 | | 86 B |
| 69-80 | C | 77 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

COUNCIL TAX BAND: E

EPC RATING: C



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.

16 Branches across the North-East



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.

16 Branches across the North-East

