



## Carlton Grove

### Ashington

A very well presented three bedroomed terraced house in North Seaton close to all amenities and with excellent road links. The property briefly comprises of an entrance hall, extended dining room, living room and well fitted kitchen with Siemens integrated appliances. Upstairs there are three good sized bedrooms a family bathroom and a separate toilet. Externally there is a front garden laid mainly to lawn and a low maintenance rear garden with parking and a detached garage.

# £140,000

ROOK  
MATTHEWS  
SAYER

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

[www.rookmatthewssayer.co.uk](http://www.rookmatthewssayer.co.uk)  
[ashington@rmsestateagents.co.uk](mailto:ashington@rmsestateagents.co.uk)



# Carlton Grove Ashington

## PROPERTY DESCRIPTION

### ENTRANCE HALLWAY

Glazed composite entrance door, laminate flooring.

### LOUNGE 11'3 (3.43) into alcove x 17'11 (5.46)

Double glazed window to front, double radiator, fire surround with gas inset and hearth, television point, coving to ceiling, double glazed patio doors to rear garden and decking.



### DINING ROOM 8'9 (2.67) x 14'1 (4.29) (extended)

Double glazed window to front, double radiator, laminate flooring, stairs to first floor.

### KITCHEN 11'7 (3.53) x 7'8 (2.33)

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, integrated: fridge, freezer, siemens washing machine, siemens dishwasher, siemens microwave. Tiling to floor, spotlights, double glazed doors to rear, built in cupboard.

### BEDROOM ONE 11'5 (3.48) x 9'8 (2.95)

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

### BEDROOM TWO 8'3 (2.52) x 12'1 (3.68)

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

### BEDROOM THREE 7'11 (2.41) x 8'3 (2.52)

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

### BATHROOM

White suite comprising: electric shower over panelled bath, wash hand basin (set in vanity unit), spotlights, double glazed window to rear, heated towel rail, double radiator, part tiling to walls, tiled flooring, fully tiled walls and floor.

### SEPARATE WC

### FRONT GARDEN

Laid mainly to lawn, bushes and shrubs, flower borders, walled surrounds, block paved path.

### REAR GARDEN

Low maintenance garden, bushes and shrubs, block paving.

### GARAGE

Single, detached, up and over door, power and lighting.



**PRIMARY SERVICES SUPPLY**

Electricity: Mains  
Water: Mains  
Sewerage: Mains  
Heating: Gas  
Broadband:  
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             |         |           |
| 55-68 | D             | 68 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

**COUNCIL TAX BAND: A**

**EPC RATING: D**



**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**

