



Rothbury Drive Ashington

A very well presented three bedroom terrace property in the popular Portland Estate in Ashington. The property briefly consists of an entrance hall, cloakroom, fitted kitchen and a tastefully decorated spacious lounge. Upstairs there are three good sized bedrooms and a family bathroom. Externally you will find a rear garden laid to lawn with decking which leads to a detached single garage with parking on the drive for two cars. Viewing recommended.

£139,950

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PROPERTY DESCRIPTION

ENTRANCE HALLWAY

UPVC Entrance door, stairs to first floor landing, laminate flooring, double radiator.

CLOAKS/WC

Low level WC, wash hand basin set in vanity unit, double glazed window, single radiator.

LOUNGE 16'2 (4.93) x 15'1 (4.59)

Double glazed window to rear, double glazed patio doors to rear, built in storage cupboard, television point, coving to ceiling.

KITCHEN/DINING ROOM 8'8 (2.64) x 11'10 (3.61)

Double glazed window to front, double radiator, range of wall, floor and drawer units with coordinating 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/freezer, plumbed for washing machine/dishwasher, tiling to floor, coving to ceiling, spotlights.

FIRST FLOOR LANDING

Access to loft (partially boarded)

BEDROOM ONE 9'5 (2.87) x 11'3 (3.43)

Double glazed window to front, double radiator, coving to ceiling, laminate flooring.

EN SUITE

Double glazed window to front, low level WC, wash hand basin (set in vanity unit, mains shower cubicle, single radiator, part tiling to walls, tiling to floor.

BEDROOM TWO 9'0 (2.74) x 10'7 (3.22)

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

BEDROOM THREE 6'10(2.08) x 9'10 (2.99)

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

BATHROOM/WC

3 piece suite comprising: panelled bath, wash hand basin set in vanity unit, low level WC, single radiator, part tiling to walls, laminate flooring.

SMALL GARDEN TO FRONT

REAR GARDEN

Low maintenance garden, laid mainly to lawn, decking, flower beds, screen fencing, power sockets.

GARAGE

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



PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Gas
Broadband: Fibre (premises)
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



COUNCIL TAX BAND: B
EPC RATING: C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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