



## Belgrave Gardens Ashington

Very well presented three bedroom semi detached home in North Seaton close to all amenities. The property briefly comprises of an entrance porch, hallway, spacious lounge, dining room, conservatory, modern kitchen and utility. Upstairs there are three good sized bedrooms, the master with fitted wardrobes and a contemporary family bathroom. Externally you will find a lawned front garden with a block paved driveway to the attached garage and a good sized garden to the rear with a lawn and patio area.

**£185,000**

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)

# Belgrave Gardens Ashington

## PROPERTY DESCRIPTION

### ENTRANCE PORCH

UPVC entrance door, tiled flooring.

### ENTRANCE HALLWAY

Stairs to first floor landing, laminate flooring, radiator, storage cupboard.

### LOUNGE 11'5 (3.48) into alcove x 11'8 (3.56)

Double glazed window to front, double radiator, fire surround with wood burning stove, television point, coving to ceiling, archway to dining room.

### DINING ROOM 8'7 (2.62) x 10'7 (3.22)

Double glazed window to rear, double glazed patio doors to conservatory, double radiator, coving to ceiling.

### KITCHEN 10'7 (3.22) x 8'0 (2.44)

Double glazed window to rear, feature radiator, range of high gloss wall floor and drawer units with coordinating corian worktops with integrated corian sink unit and drainer with mixer tap, tiled splash backs, built in electric fan assisted oven, electric hob with extractor fan above, tiling to floor, spotlights.

### UTILITY ROOM

Double glazed window to rear, fitted wall and base units, space for fridge/freezer, tiled flooring.

### CONSERVATORY 9'6 (2.90) x 9'5 (2.87)

### FIRST FLOOR LANDING

Double glazed window to side, loft access.

### BEDROOM ONE 11'11 (3.63) x 7'11 (2.41) to front of wardrobes

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

### BEDROOM TWO 8'11 (2.72) x 10'6 (3.20)

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

### BATHROOM/WC

3 piece white suite comprising, mains shower over panelled bath, pedestal wash hand basin, low level WC, double glazed windows to rear and side, heated towel rail, spotlights, part tiling to walls, tiled flooring.



### FRONT GARDEN

Laid mainly to lawn, walled surrounds, low maintenance garden, block paved.

### REAR GARDEN

Laid mainly to lawn, bushes and shrubs, patio area, screen fencing.

### SINGLE GARAGE

Attached, up and over door, plumbing for washing machine, combi boiler, power and lighting.



### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre to 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX BAND: B

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**

