



Kenilworth Road Ashington

A lovely semi-detached house in a convenient location, close to local schools and transport links including the soon to be opened Ashington Station. The property boasts two bedrooms, a well-appointed kitchen, a light and airy reception room, and a modern bathroom. Externally you will find a lawned garden to the front and a good sized well stocked garden to the rear.

Offers in Region of: £95,000

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

ROOK
MATTHEWS
SAYER

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

Kenilworth Road Ashington

PROPERTY DESCRIPTION

ENTRANCE HALLWAY

Half glazed entrance door, stairs to first floor landing, single radiator, storage space under stairs, stripped floor.

LOUNGE 10'10 (3.30) into alcove x 12'10 (3.91)

Double glazed window to front, single radiator, fire surround with marble inset and hearth, gas fire, television point, picture rail, stripped floor.

KITCHEN/DINING ROOM 8'10 (2.69) x 16'1 (4.90)

Double glazed window to rear, double radiator, range of wall, floor and drawer units with co ordinating work surfaces, co ordinating sink unit with mixer tap, built in electric fan assisted oven, integrated: fridge, freezer and dishwasher, laminate flooring, double glazed patio doors to rear, door leading to covered walkway with door to walk in cupboard- plumbing for washing machine and an additional built in cupboard.

FIRST FLOOR LANDING

Double glazed window to side, built in storage cupboard, access to loft.

BEDROOM ONE 14'2 (4.32) into alcove x 10'1 (3.07)

2 double glazed windows to front, double radiator, built in cupboard, stripped floor.

BEDROOM TWO 9'2 (2.79) x 11'11 (3.63)

Double glazed window to rear, double radiator, stripped floor.

BATHROOM/WC

3 piece suite comprising: electric shower over panelled bath, wash hand basin (set in vanity unit), low level WC, double glazed window to rear, double radiator, part tiling to walls, laminate flooring.



FRONT GARDEN

Laid mainly to lawn.

REAR GARDEN

Patio area, water feature, bushes and shrubs, flower beds, garden shed.

OUTHOUSE

Plumbed for washing machine.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre to premises

Mobile Signal Coverage Blackspot: No

RESTRICTIONS AND RIGHTS

Restrictions on property? Not to be used as a business premises

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: A

EPC RATING: D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		





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

