



Larchwood Drive Ashington

A beautifully presented three bedroom family home on the very popular Fallowfield estate in Ashington. The property boasts a large well presented living dining area, a newly re-roofed conservatory and modern fitted kitchen downstairs to the ground floor, whilst to the first floor you will find three good sized bedrooms, the master with en-suite and a family bathroom. Externally there is a lovely low maintenance garden with patio area to the rear and an open aspect front garden with a driveway and single garage. To arrange your viewing contact Ashington on 01670 850850.



Asking Price £ 210,000

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Larchwood Drive

Ashington

ACCOMMODATION COMPRISES

ENTRANCE PORCH

Glazed composite door.

LOUNGE 10'8 x 23'0 (3.25m x 7.04m)

Double glazed window to front and double glazed patio doors to rear leading to a large conservatory, two double radiators, coving to ceiling, spotlights.

KITCHEN 12'3 x 8'1 to 10'11 max (3.73m x 2.46m to 3.33m)

Double glazed to rear and access door into rear, Fitted with a range of wall, floor and drawer units with worktops and breakfast bench, tiled splashbacks, stainless steel sink with mixer tap, integrated gas hob and electric oven, extractor over, dishwasher, plumbing for washing machine, tiled floor, radiator.

FIRST FLOOR LANDING

Built in storage cupboard.

MASTER BEDROOM 9'2 x 11'3 (3.32m x 2.78m)

Double glazed window to rear, fitted wardrobes and door, radiator.

EN-SUITE

Double glazed frosted window to rear, low level w/c, walk in shower cubicle and glass screen door, wash hand basin in vanity unit, cladding to walls, part tiled walls, vinyl floor.

BEDROOM TWO 9'1 x 9'5 (2.67m x 2.79m)

Double glazed window front, radiator, loft access.

BEDROOM THREE 9'9 x 7'11 (2.97m x 2.42m)

Double glazed window front, radiator.

FAMILY BATHROOM

Double glazed frosted window to rear, panelled bath with mains shower over, wash hand basin with vanity unit, w.c, heated towel rail, part tiled walls, tiled floor.

EXTERNALLY

Laid mainly to lawn at the front along with a driveway leading to attached garage with up and over door, lights and power. To the rear is a low maintenance garden with artificial lawn and patio area.

SERVICES SUPPLY

Electricity: Main

Water: Main

Sewerage: Main

Heating: Main

Broadband: YES

Mobile Signal Coverage Blackspot: NO

Parking: Driveway / garage

TENURE Leasehold – The current vendor is purchasing the freehold, the Tenure must be verified by your Legal Adviser

Council Tax Band: B

EPC Rating: C

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