



## Wingate Way Ashington

A very well presented three bedroom town house in the west end of Ashington on the Portland Estate. The property briefly comprises of a hallway, large open plan kitchen living area and WC downstairs. To the first floor there are two bedrooms and a family bathroom and to the second a large third bedroom with dual aspect Velux windows. Externally you will find an open aspect front garden and an enclosed rear garden with parking for two cars.

**£120,000**

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)

# Wingate Way Ashington

## PROPERTY DESCRIPTION

### **ENTRANCE HALLWAY**

Part glazed composite entrance door, stairs to first floor landing, double radiator.

### **CLOAKS/WC**

Low level WC, wash hand basin, vinyl flooring, extractor fan.

### **LOUNGE AREA 12'3 (3.73) max x 10'10 (3.30) open to kitchen**

Double glazed patio doors to rear, 2 double radiators, television point.

### **KITCHEN AREA 6'9 (2.06) x 9'5 (2.87)**

Double glazed window to front, range of wall, floor and drawer units with co ordinating roll edge work surfaces, co ordinating sink unit and drainer with mixer tap, built in electric fan assisted oven, gas hob with extractor fan above, space for fridge/freezer, plumbed for washing machine, tiling to floor, spotlights.

### **BEDROOM ONE (SECOND FLOOR) 9'0 (2.74) x 15'9 (4.80)**

3 double glazed velux windows, single radiator, television point.

### **BEDROOM TWO 12'3 (3.73) x 8'0 (2.44)**

Double glazed window to rear, double radiator.

### **BEDROOM THREE 5'7 (1.70) min x 7'8 (2.33)**

2 Double glazed windows to front, single radiator.

### **BATHROOM/WC**

3 piece white suite comprising electric shower over panelled bath, pedestal wash hand basin, low level WC, double glazed window to side, heated towel rail, part tiling to walls, vinyl flooring.

### **FRONT GARDEN**

Laid mainly to lawn.

### **REAR GARDEN**

Laid mainly to lawn, low maintenance garden, patio area, garden shed, parking for 2 cars.



## PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

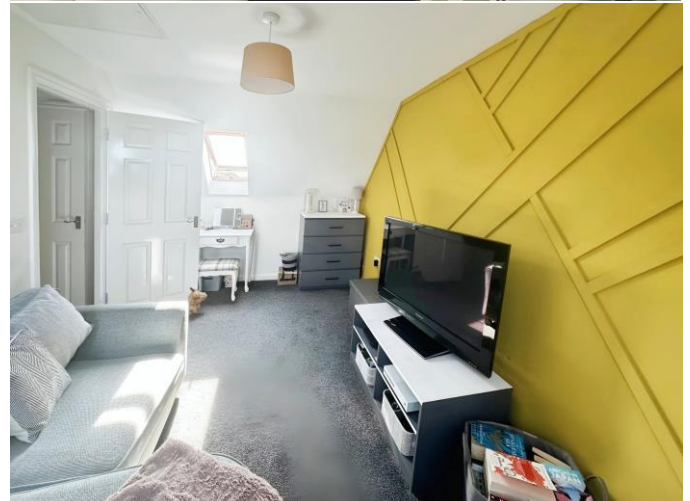
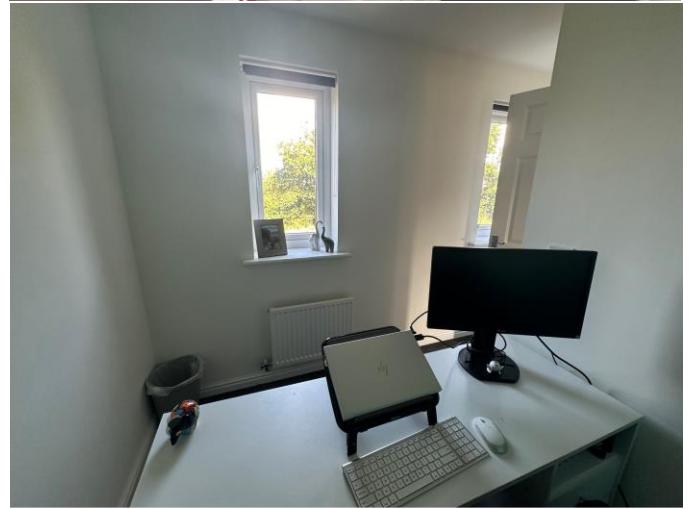
Broadband: Fibre to premises

Mobile Signal Coverage Blackspot: No

Parking: Driveway for 2 cars

## 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	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Energy efficiency chart



**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**

