



## Arundel Square Ashington

Outstanding three bedroom terraced house in a very popular part of Ashington close to all amenities and within walking distance of the soon to be opened train station. The property boasts a fantastic open plan kitchen living area with french doors to the large beautiful garden and a family bathroom downstairs, while upstairs you will find three bedrooms, the master benefiting from a modern en-suite. Externally there is a courtyard accessed by hardwood gates which facilitates vehicular access if required. Viewing is highly recommended to appreciate the contemporary style of this most attractive property.

**£145,000**

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)

# Arundel Square Ashington

## PROPERTY DESCRIPTION

### ENTRANCE

Built in storage cupboard.

### LOUNGE 15'5 (4.70) into alcove x 21'10 (6.65)

Double glazed window to rear, double glazed patio doors to front, 2 double radiators, fire surround with solid fuel inset and hearth, reclaimed hardwood floor, built in storage cupboard, television point, coving to ceiling.

### KITCHEN/ DINING ROOM 16'3 (4.95) x 7'8 (2.33)

Double glazed window to rear, range of wall, floor and drawer units with co ordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer tap, tiled splash backs, electric hob with extractor fan, space for range oven, space for american fridge/freezer, plumbed for washing machine/dishwasher, built in cupboard housing combi boiler, tiling to floor, coving to ceiling.

### BEDROOM ONE 11'7 (3.53) x 13'1 (3.99)

Double glazed window to front, single radiator, stripped varnished flooring.

### EN SUITE

Low level WC, pedestal wash hand basin, extractor fan, mains shower cubicle, tiling to walls, stripped varnished flooring.

### BEDROOM TWO 11'7 (3.53) x 9'2 (2.79)

Double glazed window to rear, double radiator, access to loft, stripped varnished flooring.

### BEDROOM THREE 8'4 (2.54) x 9'3 (2.82)

Double glazed window to rear, double radiator, stripped varnished flooring.



## BATHROOM/WC

3 piece suite comprising: panelled corner bath, pedestal wash hand basin, low level WC, spotlights, double glazed window to rear, double radiator, tiling to walls, laminate flooring.

## FRONT GARDEN

Laid mainly to lawn, bushes and shrubs, flower borders, bush surrounds.

## SMALL COURTYARD TO REAR

Vehicular access, gated.

## PROPERTY WAS COMPLETELY RE WIRED IN 2019

## PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband:

Mobile Signal Coverage Blackspot: No

Parking: Driveway, on street.

## 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: TBC**

**EPC TO FOLLOW**





**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**

