



High Market Ashington

An outstanding two bedroom terraced home in the popular west market area of Ashington close to all amenities offered by the town centre and excellent transport links. The property comprises of a dining room, large living area and a fantastic extended kitchen boasting oak worktops and integrated appliances with concertina double glazed doors to the rear. To the first floor there are two double bedrooms, one boasting fitted furniture and a good sized family bathroom. Externally you will find a well presented courtyard with parking.

£120,000

ROOK
MATTHEWS
SAYER

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

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



High Market Ashington

PROPERTY DESCRIPTION

ENTRANCE HALLWAY

UPVC entrance door, stairs to first floor landing, tile effect laminate flooring.



LOUNGE 15'1 (4.59) x 12'8 (3.86)

Double radiator, built in storage cupboard, television point, coving to ceiling, double doors to kitchen

DINING ROOM 11'11 (3.63) into alcove x 9'10 (2.99)

Double glazed window to front, single radiator, coving to ceiling, laminate flooring, fire surround and stove.



KITCHEN

Double glazed window to rear, single radiator, range of wall, floor and drawer units with co ordinating real oak work surfaces, stainless steel sink unit and drainer with mixer tap, built in electric fan assisted oven, electric induction hob with extractor fan above, integrated fridge, integrated freezer, plumbed for washing machine, hardwood flooring, large larder unit, electric sensor skylight, integrated speaker system.



BEDROOM ONE 10'9 (3.28) into alcove x 10'4 (3.15)

Double glazed window to front, single radiator, built in cupboard, access to loft.

BEDROOM TWO 11'9 (3.58) x 12'11 (3.94)

Double glazed window to rear, single radiator, television point, fitted wardrobes and drawers.

BATHROOM/WC

4 piece suite comprising: panelled bath, pedestal wash hand basin, shower cubicle, low level WC. 2 double glazed windows to rear, heated towel rail, part tiling to walls, vinyl flooring.

REAR YARD

Low maintenance garden, raised flower beds, vehicular access.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre to cabinet

Mobile Signal Coverage Blackspot: No

Parking: 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

COUNCIL TAX BAND: A

EPC RATING: TBC

EPC TO FOLLOW

AS00009996.GD.LD.08.10.2024.V.1





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

