



## Allchurch Drive Ashington

Very well presented four bedroom family home in the popular North Seaton area of Ashington close to local shops and with excellent transport links. The property briefly consists of a large living room, dining room, fitted kitchen with integrated appliances, a utility and modern cloakroom on the ground floor. To the first floor you will find four good sized bedrooms, the master with en suite and a contemporary family bathroom. Externally there is a lawned rear garden with patio and to the front a lawn with a driveway for three cars and an integral garage.

# £250,000

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# Allchurch Drive Ashington

## PROPERTY DESCRIPTION

### ENTRANCE

New composite entrance door, stairs to first floor landing, laminate flooring, double glazed window.

### CLOAKS/WC off utility

Low level WC, pedestal wash hand basin, laminate flooring, double glazed window, part tiling to walls, single radiator, spotlights.

### LOUNGE 16'2 (4.93) x 13'6 (4.12)

Double glazed window to front, single radiator, television point, coving to ceiling, spotlights, laminate flooring.

### DINING ROOM 8'11 (2.72) x 11'1 (3.38)

Double glazed patio doors to rear, double radiator, coving to ceiling, spotlights.

### KITCHEN/DINING ROOM 10'5 (3.18) x 9'2 (2.79)

Double glazed window to rear, single radiator, 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, built in electric fan assisted oven, electric hob with extractor fan above, integrated fridge, freezer and dishwasher, laminate flooring, wine cooler, built in cupboard.

### UTILITY ROOM 6'5 (1.96) x 5'6 (1.68)

Double glazed window to rear, fitted base units, plumbed for washing machine, double radiator, laminate flooring.

### FIRST FLOOR LANDING

Loft access, built in storage cupboard.

### BEDROOM ONE 12'9 (3.89) x 13'6 (4.12)

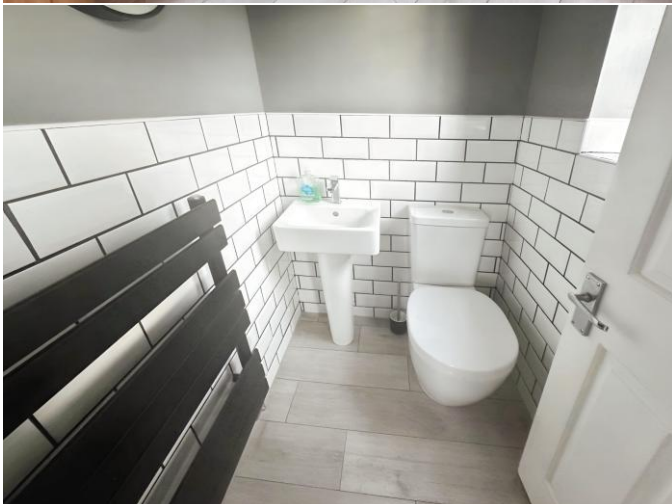
Double glazed window to front, double radiator.

### EN SUITE

Double glazed window to side, low level WC, pedestal wash hand basin, single radiator, mains shower cubicle, tiling to walls, tiling to floor.

### BEDROOM TWO 8'1 (2.46) x 8'6 (2.59)

Double glazed window to rear, single radiator.





**BEDROOM THREE 8'2 (2.48) x 10'5 (3.18)**

Double glazed window to front, single radiator.

**BEDROOM FOUR 9'6 (2.90) x 6'6 (1.98)**

Double glazed window to rear, single radiator, laminate flooring.

**BATHROOM/WC**

3 piece suite comprising mains shower over panelled bath, wash hand basin (set in vanity unit), low level WC, spotlights, double glazed window to rear, tiling to walls, tiled flooring.

**FRONT GARDEN**

Laid mainly to lawn, driveway for 5 cars leading to garage.

**REAR GARDEN**

Laid mainly to lawn, patio area, water tap, hot tub.

**SINGLE GARAGE**

Integrated, electric door, power and lighting.

**PRIMARY SERVICES SUPPLY**

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre to premises

Mobile Signal Coverage Blackspot: No

Parking: Driveway for 5 cars, garage.

**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: C**

**EPC RATING: D**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	68 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.

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