



Jubilee Estate Ashington

Well presented traditional three bedroom semi detached family home, on the popular Jubilee Estate in Ashington close to local shops and excellent road links. The property briefly comprises of a hallway, large modern living room with bay window, a dining room, utility room and well fitted kitchen with integrated appliances. To the first floor there are three good sized bedrooms and a contemporary family bathroom. Externally you will find a low maintenance front garden and block paved driveway for two cars and an enclosed rear garden with large summer house.

£175,000

ROOK
MATTHEWS
SAYER

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

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

Jubilee Estate Ashington

PROPERTY DESCRIPTION

ENTRANCE HALLWAY

Composite entrance door, stairs to first floor landing, double glazed window to front, laminate flooring, single radiator.

LOUNGE 12'2 (3.71) into alcove x 14'11 (4.55) into bay

Double glazed bay window to front, double radiator, electric fire, television point, coving to ceiling, archway to dining room.

DINING ROOM 9'5 (2.87) x 9'10 (2.99)

Door to utility room.

KITCHEN 8'8 (2.64) x 8'6 (2.59)

Double glazed windows to rear and side, feature single radiator, range of wall, floor and drawer units with co ordinating granite work surfaces, stainless steel sink unit with mixer tap, tiled splash backs, space for cooker, integrated fridge, freezer and dishwasher, tiling to floor, spotlights.

UTILITY ROOM (off dining room) 6'8 (2.03) x 5'7 (1.70)

Double glazed window to rear, fitted base units, work surface, plumbed for washing machine, laminate flooring, door to back garden.

BEDROOM ONE 11'2 (3.40) into alcove x 14'3 (4.34) into bay

Double glazed bay window to front, single radiator, coving to ceiling.

BEDROOM TWO 10'3 (3.12) x 9'3 (2.82) to front of wardrobes

Double glazed window to rear, single radiator, fitted wardrobes, coving to ceiling.

BEDROOM THREE 7'1 (2.16) x 7'5 (2.26)

Double glazed window to front, single radiator, coving to ceiling.



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, heated towel rail, part tiling to walls, tiled flooring.

FRONT GARDEN

Bushes and shrubs, low maintenance garden, walled surrounds, driveway, block paved.

REAR GARDEN

Laid mainly to lawn, patio area, flower beds, bushes and shrubs, outhouse.

PRIMARY SERVICES SUPPLY

- Electricity: Mains
- Water: Mains
- Sewerage: Mains
- Heating: Gas
- Broadband: Fibre
- 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: B

EPC RATING: D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	67 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.

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

