

Kenilworth Road Ashington

A very well presented three bedroom terraced house in a popular area of Ashington close to all amenities and the soon to be opened railway station which will provide easy access to Newcastle city centre. The property briefly comprises of an entrance hall, spacious open plan living /dining area and light and airy fitted kitchen. Upstairs there are three good sized bedrooms a family bathroom and separate WC. Externally there is a lawned front garden with driveway and to the rear a well stocked garden with a lawned and patio area.

Offers Over £99,950





ROOK MATTHEWS SAYER





Kenilworth Road Ashington

PROPERTY DESCRIPTION

ENTRANCE

UPVC door

ENTRANCE HALLWAY

Stairs to first floor landing, laminate flooring, double glazed window to front, single radiator.

LOUNGE 10'2 (3.10) x 11'1 (3.38) /DINING AREA 11'8 (3.56) x 8'4 (2.54)

Double glazed window to front, double glazed patio doors to rear, double radiator, built in storage cupboard.

KITCHEN 5'11 (1.80) up to 9'2 (2.79) x 18'2 (5.53)

Double glazed windows to front and rear, double radiator, range of wall, floor and drawer units with co ordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer tap, space for cooker/ range oven, space for fridge/freezer, plumbed for washing machine/dishwasher, laminate flooring, double glazed door to rear.

BEDROOM ONE 10'1 (3.07) x 12'4 (3.76)

Double glazed window to front, single radiator, television point, built in cupboard.

BEDROOM TWO 8'6 (2.59) x 12'4 (3.76)

Double glazed window to front, single radiator, built in cupboard, television point.

BEDROOM THREE 7'3 (2.21) x 11'4 max (3.45)

Double glazed window to rear, single radiator, built in cupboard.

BATHROOM

2 piece white suite comprising: electric shower over panelled bath, pedestal wash hand basin, double glazed window to rear, single radiator, tiling to walls, tiled flooring.

SEPARATE WC

Low level wc, tiling to floor and walls, double glazed window.

FRONT GARDEN

Laid mainly to lawn, driveway.

REAR GARDEN

Lawned area, patio area, flower beds, bushes and shrubs, screen fencing, garden shed, gravelled area.

PRIMARY SERVICES SUPPLY

Electricity: Mains Water: Mains Sewerage: Mains Heating: Gas Broadband:

Mobile Signal Coverage Blackspot: Parking: Driveway, on street.

MINING

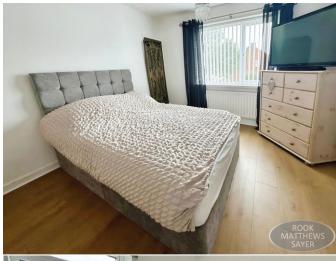
The property is known to be on a coalfield and known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

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











Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice the 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, fixing, so resvices and it is the buyer 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 it relation to this property.

Money laundaring Regulations a intending nurchassers will be asked to produce original identification documentation at a later stage and we would

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.

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