



Sandmartin Close Ashington

Sandmartin Close is a fabulous five bedroom extended detached house on the popular Nursery Park in Ashington. Close to local amenities and transport links for those looking to commute. Available with gas central heating and double glazing. A spacious home to accommodate family living. Briefly comprising of; Entrance hall, superior lounge/diner with french doors leading to the rear garden, modern well equipped kitchen with integrated appliances leading to the utility/garage and downstairs bedroom completing the ground floor is the useful w/c. To the first floor there are four well proportioned bedrooms the master with en-suite and a stunning contemporary bathroom with double shower and a large freestanding bath. Externally there is a lawned garden to the rear with fencing for privacy. The front is block paved with a garage with multiple car parking spaces. An internal inspection is required to appreciate the property.

To arrange your viewing call Ashington on 01670 850 850

£275,000

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PROPERTY DESCRIPTION

ENTRANCE HALLWAY

Composite entrance door, stairs to first floor landing, double radiator, LVT flooring.

CLOAKS/WC

Low level WC, pedestal wash hand basin, double glazed window to side, LVT flooring.

LOUNGE 20'4 (6.20) x 11'7 (3.53)

Double glazed window to front, 2 double radiators, television point, telephone point, double doors to rear.

DINING ROOM

Double glazed window to front, 2 double radiators, coving to ceiling, LVT flooring.

KITCHEN 12'8 (3.86) x 10'1 (3.07)

Double glazed window to rear, double radiator, range of wall, floor and drawer units with co ordinating roll edge work surfaces, ceramic white sink unit and drainer with mixer tap, built in electric fan assisted oven, gas 5 burner hob with extractor fan above, integrated fridge, freezer and dishwasher, LVT flooring, coving to ceiling, double glazed door to side.

UTILITY ROOM 9'1 (2.77) x 7'9 (2.36)

Plumbed for washing machine/dishwasher.

FIRST FLOOR LANDING

Loft access

LOFT

Partially boarded

BEDROOM ONE 15'2 (4.62) x 11'0 (3.35)

Double glazed window to front, 2 double radiators.

EN SUITE

Double glazed window to rear, low level WC, pedestal wash hand basin, double radiator, mains shower cubicle, tiling to floor.

BEDROOM TWO 11'9 (3.58) x 8'3 (2.52)

Double glazed window to front, single radiator.



BEDROOM THREE 11'8 (3.56) x 8'11 (2.72)

Double glazed window to front, single radiator.

BEDROOM FOUR

Double glazed window to rear, single radiator, large walk in wardrobe.

BEDROOM FIVE 11'1 (3.38) x 8'2 (2.48)

Double glazed window to front, double radiator.

BATHROOM/WC

3 piece white suite comprising: large freestanding bath, mains double shower cubicle, pedestal wash hand basin, low level WC, heated towel rail, double glazed window to rear, part tiling to walls, tiled flooring.

FRONT GARDEN

Driveway leading to garage, block paved, driveway for multiple cars.

REAR GARDEN

Laid mainly to lawn, screen fencing, low maintenance garden.

SINGLE GARAGE

Attached, up and over door, power and lighting.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas, thermal panels (owned)

Broadband: Fibre to premises

Mobile Signal Coverage Blackspot: No

Parking: Garage, driveway.

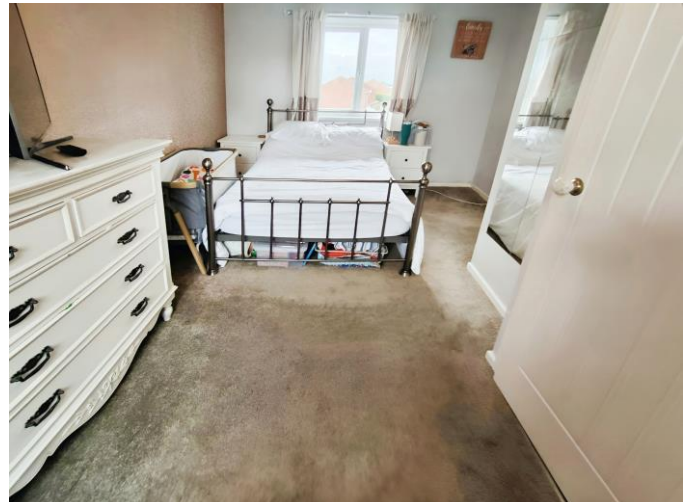
TENURE

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

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 82 B |
| 69-80 | C | 72 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

COUNCIL TAX BAND: C

EPC RATING: C





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