

## Barnston Ashington

A well presented three bedroom semi detached home in the popular North Seaton area of Ashington close to local shops and with excellent road links. The property briefly consists of an entrance porch, large modern living room and a recently updated kitchen dining area with integrated appliances on the ground floor. To the first floor there are two double bedrooms, one single bedroom and a lovely family bathroom. Externally you will find a low maintenance front garden with driveway to the detached garage and an enclosed rear garden which has been paved.

# £160,000

ROOK MATTHEWS

SAYER



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



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#### **PROPERTY DESCRIPTION**

**ENTRANCE PORCH** UPVC Entrance door, double glazed windows to front and side.

**ENTRANCE HALLWAY** Stairs to first floor landing, laminate flooring, single radiator.

#### LOUNGE 12'5 (3.78) x 13'5 (4.09)

Double glazed window to front, double radiator, built in storage cupboard, television point, spotlights.

#### KITCHEN/DINING ROOM 10'4 (3.15) x 15'5 (4.70)

Double glazed windows to rear and side, double radiator, range of wall, floor and drawer units with co ordinating roll edge work surfaces, co ordinating 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 washing machine, laminate flooring, spotlights, double glazed door to rear.

#### FIRST FLOOR LANDING

Loft access, double glazed window to side.

#### BEDROOM ONE 8'7 (2.62) x 13'4 (4.06)

Double glazed window to front, single radiator, fitted mirrored wardrobes, television point.

#### BEDROOM TWO 9'2 (2.79) x 9'2 (2.79)

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

#### BEDROOM THREE 6'8 (2.03) x 7'4 (2.24)

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

#### BATHROOM/WC

3 piece suite comprising: mains shower over panelled bath, pedestal wash hand basin, low level WC, heated towel rail, part tiling to walls, tiled flooring.

**FRONT GARDEN** Low maintenance garden, driveway to garage.

**REAR GARDEN** Low maintenance garden, patio area.

**SINGLE GARAGE** Detached, electric door, power and lighting.

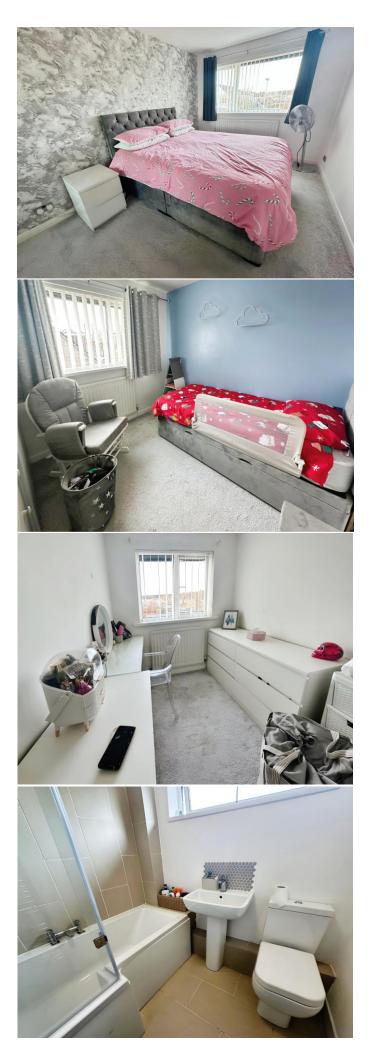
#### PRIMARY SERVICES SUPPLY

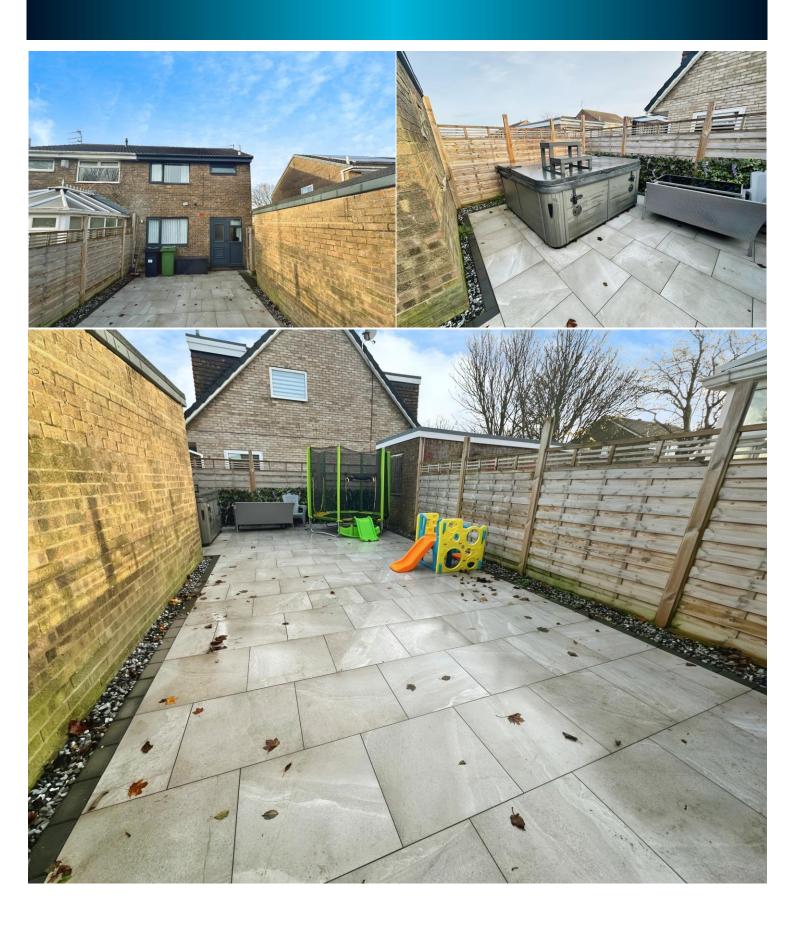
Electricity: Mains Water: Mains Sewerage: Mains Heating: Gas Broadband: Fibre Mobile Signal Coverage Blackspot: No Parking: Garage, driveway.

#### 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

COUNCIL TAX BAND: B EPC RATING:





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 applicances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification to this property.

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