



Seventh Row

Ashington

Very well presented two bedroom terraced property in the west end of Ashington close to the town centre with its shops and train station. The property boasts a large modern living dining area, a fitted kitchen, refitted contemporary bathroom and spacious conservatory on the ground floor. To the first floor there are two good sized bedrooms, the master with fitted wardrobes. Externally you will find a lovely garden laid mainly to lawn with decking area.

£115,000

ROOK
MATTHEWS
SAYER

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

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

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PROPERTY DESCRIPTION

ENTRANCE HALLWAY

UPVC entrance door, stairs to first floor landing, single radiator.

LOUNGE 15'5 (4.70) + under stairs x 15'11 (4.85)

Double glazed patio doors to conservatory, double radiator, television point.

KITCHEN/DINING ROOM 7'4 (2.24) 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, gas hob with extractor fan above, space for fridge/freezer, plumbed for washing machine and dishwasher, laminate flooring.

CONSERVATORY 12'5 (3.78) x 11'6 (3.51)

Dwarf wall, double glazed windows, double radiator, laminate flooring.

BEDROOM ONE 6'11 (2.11) x 15'6 (4.72)

Double glazed window to front, single radiator, fitted wardrobes and drawers.

BEDROOM TWO 5'11 (1.80) up to 9'4 (2.84) x 12'5 (3.78)

Double glazed window to front, single radiator.



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, laminate flooring, cladding to walls.

FRONT GARDEN

Laid mainly to lawn, low maintenance garden, fencing surrounds, shed, decking.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre to premises

Mobile Signal Coverage Blackspot: No

Parking: On street

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: A

EPC RATING: C

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 86 B |
| 69-80 | C | 73 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |





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