



Harrison Crescent Ashington

An outstanding three bedroom semi detached family home on the ever popular Essendene Rise estate in Ashington, close to many amenities and with excellent transport links. The property briefly comprises of a spacious bright hallway, beautiful lounge, cloakroom and a well fitted modern kitchen diner, with double doors to the rear garden. The garage has been split to provide a utility and storage. To the first floor there are three well presented double bedrooms, the master with en-suite a family bathroom and study. Externally there is a modern low maintenance rear garden with patio area and a lawned front garden with driveway. Viewing recommended to appreciate the standard of property on offer.

Offers Over: £220,000

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PROPERTY DESCRIPTION

ENTRANCE HALLWAY

Composite glazed door.

ENTRANCE HALLWAY 4'3 (1.29) x 4'7 (1.39)

Double glazed window to side, single radiator, storage cupboard.



CLOAKS/WC off kitchen 3'4 (1.01) x 5'11 (1.80)

Low level WC, pedestal wash hand basin, double glazed window, single radiator, spotlights, laminate flooring.

LOUNGE 11'4 (3.45) x 13'1 (3.99)

Double glazed window to front, double radiator, television point, coving to ceiling, stairs to first floor landing, laminate flooring.



KITCHEN/DINING ROOM 9'4 (2.84) x 14'2 (4.32)

Double glazed window to rear, 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, splash backs, built in electric fan assisted double oven, electric hob with extractor fan above, space for fridge/freezer, plumbed for washing machine/dishwasher, laminate flooring, spotlights, double glazed patio doors to rear.

UTILITY/GARAGE 9'7 (2.92) x 10'7 (3.22)

Space for fridge/freezer, plumbed for washing machine, up and over door.

FIRST FLOOR LANDING

Loft access, single radiator.

BEDROOM ONE 10'6 (3.20) x 13'9 (4.19)

Double glazed window to front, double radiator, television point, laminate flooring.



EN SUITE

Double glazed window to rear, low level WC, pedestal wash hand basin, single radiator, extractor fan, mains shower cubicle, part tiling to walls, vinyl to floor.

BEDROOM TWO 9'11 (3.02) x 14'2 (4.32)

2 Double glazed windows to front, single radiator.

BEDROOM THREE 9'5 (2.87) x 9'5 (2.87)

Double glazed window to rear, single radiator.
BEDROOM FOUR (study) 5'5 (1.65) x 7'3 (2.21)
Double glazed window to rear, single radiator.

BATHROOM/WC

3 piece suite comprising: mains shower over panelled bath, pedestal wash hand basin, low level WC, double glazed window to side, single radiator, part tiling to walls, vinyl flooring.

FRONT GARDEN

Laid mainly to lawn, driveway leading to garage, block paved.

REAR GARDEN

Modern landscaped, low maintenance garden, patio area decking, bushes and shrubs.

GARAGE (halved)

Attached.

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Gas
Broadband: Fibre
Mobile Signal Coverage Blackspot: No
Parking: Driveway, garage, visiting bay.

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.
Management Charge: 122.88 - Kingston property services- per annum

COUNCIL TAX BAND: B

EPC RATING: B



Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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