

# Laidler Close Ashington

Fantastic three bedroom semi detached family home on Essendene Rise in Ashington. The property briefly comprises of a hallway, attractive lounge, cloakroom and a spacious kitchen diner boasting many integrated appliances and patio doors to the garden. To the first floor there are three good sized bedrooms, the master with modern ensuite, and a contemporary family bathroom. Externally there is a two car driveway to the front and a garden laid to lawn with patio area to the rear. We recommend early viewing to appreciate the standard of the accommodation on offer.

£195,000











## Laidler Close Ashington

### PROPERTY DESCRIPTION

### **ENTRANCE**

Composite part glazed entrance door.

## **ENTRANCE HALLWAY**

Stairs to first floor landing, laminate flooring, built in storage cupboard.

## **CLOAKS/WC**

Low level WC, pedestal wash hand basin, tiling to floor, extractor fan, part tiling to walls, single radiator, spotlights.

## LOUNGE 13'11 (4.24) x 12'1 (3.68)

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

## KITCHEN/DINING ROOM 15'4 (4.67) x 10'2 (3.10)

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 oven, gas hob with extractor fan above, integrated: fridge, freezer washing machine and dishwasher, laminate flooring, spotlights, double glazed patio doors to rear, built in cupboard.

## FIRST FLOOR LANDING

Loft access.

## **BEDROOM ONE 9'8 (2.95) x 9'2 (2.79)**

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

## **EN SUITE**

Double glazed window to front, low level WC, pedestal wash hand basin, mains shower cubicle, part tiling to walls, heated towel rail, spotlights, tiling to floor.

### BEDROOM TWO 8'7 (2.62) x 10'9 (3.48)

Double glazed window to rear, single radiator, television point.

## BEDROOM THREE 6'7 (2.00) x 11'11 (3.63)

Double glazed window to rear, single radiator.

## BATHROOM/WC

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

## **FRONT GARDEN**

Driveway, block paved.

## **REAR GARDEN**

Laid mainly to lawn, low maintenance garden, patio area, garden shed.

#### PRIMARY SERVICES SUPPLY

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

Broadband: Fibre to premises

Mobile Signal Coverage Blackspot: No

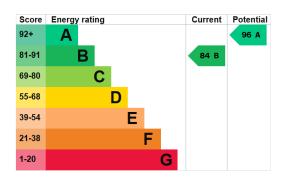
Parking: Driveway

**MANAGEMENT CHARGE**: Please note there is a management fee to be charged annually.

## **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: B









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