



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

ROOK
MATTHEWS
SAYER

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

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

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

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		





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 appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

16 Branches across the North-East

