



Harrison Crescent Ashington

A stunning four bedroom detached family home on the popular Essendene Rise estate in Ashington, close to local amenities and with excellent transport links. The property briefly comprises of a spacious entrance hallway, ground floor w/c, beautiful lounge with dual aspect windows, a modern fitted kitchen leading through to a sitting area and onto the dining room. To the first floor there are four well presented double bedrooms, the master with en-suite and a family bathroom. Externally there is a good sized rear garden and a lawned front garden with driveway to the integral garage. Viewing recommended.

Offers In Excess of: **£260,000**

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

ROOK
MATTHEWS
SAYER

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

Harrison Crescent Ashington

PROPERTY DESCRIPTION

ENTRANCE HALLWAY

Composite glazed entrance door, stairs to first floor landing, laminate flooring, single radiator, storage cupboard.

CLOAKS/WC 6'0 (1.83) x 4'9 (1.50)

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

LOUNGE 12'6 (3.81) x 14'9 (4.50)

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

DINING ROOM open to kitchen 9'9 (2.92) x 11'5 (3.48)

Double glazed window to rear, double radiator.

KITCHEN/SITTING AREA 17'7 (5.36) x 9'3 (2.82)

Double glazed window to rear, double radiator, range of wall, floor and drawer units with co ordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer tap, splash backs, built in electric fan assisted double oven, electric hob with extractor fan above, integrated fridge, freezer, washing machine and dishwasher, laminate flooring, double glazed patio doors to rear.

FIRST FLOOR LANDING

Double glazed window to side, loft access, built in storage cupboard, single radiator.

LOFT

Boarded.

BEDROOM ONE

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

EN SUITE

Double glazed window to front, low level WC, pedestal wash hand basin, single radiator, mains shower cubicle, laminate to floor.

BEDROOM TWO 10'11 (3.33) x 11'0 (3.35)

Double glazed window to front, single radiator.



BEDROOM THREE 10'3 (3.12) x 11'11 (3.63)
 Double glazed window to rear, single radiator.

BEDROOM FOUR 8'4 x 9'4 (2.84)
 Double glazed window to rear, single radiator.

BATHROOM/WC
 3 piece white suite comprising panelled bath, pedestal wash hand basin, low level WC, double glazed window to rear, single radiator, part tiling to walls, laminate flooring.

FRONT GARDEN
 Laid mainly to lawn, low maintenance garden, driveway, block paved.

REAR GARDEN
 Laid mainly to lawn, patio area, garden shed/sitting area.

PRIMARY SERVICES SUPPLY

- Electricity: Mains
- Water: Mains
- Sewerage: Mains
- Heating: Gas
- Broadband: Fibre to premises
- Mobile Signal Coverage Blackspot: No
- Parking: 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: D
EPC RATING: B

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | 93 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

