



Lyon Court Ashington

Very well presented three bedroom home on the popular Essendene Rise Estate in Ashington close to local shops and with excellent transport links. The property comprises of a spacious living room, a modern updated kitchen diner with integrated appliances and a cloakroom on the ground floor. To the first floor there is a master bedroom with en suite, two further bedrooms and family bathroom. To the front of the property there is parking for two cars while to the rear you will find a low maintenance garden with patio area. Viewing is recommended to appreciate the quality of accommodation on offer.

£195,000

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PROPERTY DESCRIPTION

ENTRANCE HALLWAY

Composite entrance door

CLOAKS/WC

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

LOUNGE 13'5 (4.09) x 10'11 (3.33)

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

KITCHEN/DINING ROOM 15'6 (4.72) x 11'3 (3.43)

Double glazed window to rear, feature 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, gas hob with extractor fan above, space for fridge/freezer, integrated dishwasher and microwave, plumbed for washing machine/dishwasher, laminate flooring, spotlights, double glazed patio doors to rear.

FIRST FLOOR LANDING

Loft access.

BEDROOM ONE 8'2 (2.48) x 11'4 (3.45)

Double glazed window to rear, single radiator, 2 built in cupboards.

EN SUITE

Low level WC, wash hand basin, mains shower cubicle, part tiling to walls, heated towel rail, spotlights, laminate to floor.

BEDROOM TWO 8'6 (2.59) x 7'9 (2.36) to front of wardrobes

Double glazed window to front, single radiator, fitted wardrobes, television point.

BEDROOM THREE 6'9 (2.06) x 6'6 (1.98)

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



BATHROOM

3 piece suite comprising panelled bath, wash hand basin, low level WC, spotlights, heated towel rail, part tiling to walls, laminate flooring, extractor fan.

FRONT GARDEN

Driveway for 2 cars.

REAR GARDEN

Low maintenance garden, patio area, screen fencing, garden shed.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Cable

Mobile Signal Coverage Blackspot: No

Parking: Driveway for 2 cars.

TENURE

Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.

Length of Lease: 125 years from 1st April 2019

PLEASE NOTE

There is the option for buyers to purchase the freehold title for £150 + VAT

COUNCIL TAX BAND: B

EPC RATING: B

Score	Energy rating	Current	Potential
92+	A		96 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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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.

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