



## Magnolia Drive Ashington

Four bedroom detached family home in the popular Fallowfield area of Ashington. The property briefly comprises of lounge dining room, conservatory, fitted kitchen and cloakroom on the ground floor. To the first floor there are four bedrooms, the master with en suite and a family bathroom. Externally you will find a front garden with driveway to the garage and a good sized rear garden laid mainly to lawn.

PLEASE NOTE: THIS PROPERTY IS LEASEHOLD. 99 YEARS FROM 1 MARCH 1990.

# £180,000

ROOK  
MATTHEWS  
SAYER

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

[www.rookmatthewssayer.co.uk](http://www.rookmatthewssayer.co.uk)  
[ashington@rmsestateagents.co.uk](mailto:ashington@rmsestateagents.co.uk)



# Magnolia Drive Ashington

## PROPERTY DESCRIPTION

### ENTRANCE HALLWAY

Entrance door, stairs to first floor landing, laminate flooring, double glazed windows to front, single radiator.

### CLOAKS/WC

Low level WC, wash hand basin.

### LOUNGE/DINING ROOM 11'3 (3.43) x 24'1 (7.34)

Double glazed window to front, double and single radiators, fire surround with inset and hearth, coving to ceiling, double doors to conservatory.



### KITCHEN 14'1 (4.29) x 7'11 (2.41)

2 Double glazed windows to rear, double radiator, range of wall, floor and drawer units with coordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer tap, tiled splash backs, built in electric fan assisted double oven, gas hob with extractor fan above, space for fridge/freezer, plumbed for washing machine and dishwasher, laminate flooring.



### CONSERVATORY 15'5 (4.70) x 9'11 (3.02)

Dwarf wall, double glazed windows, laminate flooring.

### FIRST FLOOR LANDING

Built in storage cupboard.

### BEDROOM ONE 8'9 (2.67) x 14'1 (4.29) to front of wardrobes

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



### EN SUITE

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

### BEDROOM TWO 8'4 (2.54) x 14'7 (4.45)

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

### BEDROOM THREE 7'8 (2.33) x 9'2 (2.79)

Double glazed window to rear, single radiator.

**BEDROOM FOUR 8'10 (2.69) x 9'2 (2.79)**

Double glazed window to rear, single radiator.



**BATHROOM/WC**

3 piece white suite comprising panelled bath, low level WC, pedestal wash hand basin, double glazed window to rear, heated towel rail, tiling to walls, tiled flooring.



**FRONT GARDEN**

Laid mainly to lawn, driveway leading to garage.

**REAR GARDEN**

Laid mainly to lawn.

**SINGLE GARAGE**

Integral, up and over door.



**PRIMARY SERVICES SUPPLY**

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband:

Mobile Signal Coverage Blackspot: No

Parking: Driveway, garage.

**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: 99 years from 1 March 1990

**COUNCIL TAX BAND: D**

**EPC RATING: C**



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	72 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**

