

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











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 co ordinating 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

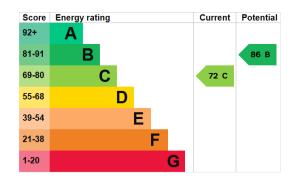
Parking: Driveway, garage.

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













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