



## Simpson Court Ashington

Very well presented four bedroom detached family home in the popular North Seaton area of Ashington close to local shops and with excellent transport links. The property is on a corner plot and briefly comprises of a hallway, living room, large kitchen diner, utility room, cloakroom and fantastic spacious sun lounge. To the first floor there are four good sized bedrooms the master with en suite and three having the advantage of fitted wardrobes. Externally you will find a low maintenance rear garden while to the front there is ample parking for three cars on the driveway.

Offers In The Region Of **£270,000**

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# Simpson Court Ashington

## PROPERTY DESCRIPTION

### ENTRANCE HALLWAY

Composite entrance door, stairs to first floor landing, tiled flooring.

### CLOAKS/WC off utility

Low level WC, wash hand basin (set in vanity unit), tiling to floor, double glazed window.

### LOUNGE 12'9 (3.89) x 13'11 (4.24)

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

### KITCHEN/DINING ROOM 17'2 (5.23) x 10'7 (3.22)

Double radiator, range of floor and drawer units with co ordinating roll edge work surfaces, co ordinating sink unit and drainer with mixer tap, built in electric fan assisted oven, gas hob with extractor fan above, space for fridge/freezer, tiling to floor, spotlights, breakfast bar, open to conservatory.

### UTILITY ROOM 8'4 (2.54) x 6'5 (1.96)

Fitted wall units, plumbed for washing machine and dishwasher, tiled flooring.

### SUN ROOM 25'7 (7.80) x 9'7 (2.92)

Dwarf wall, double glazed windows single radiator, television point, oak effect wood flooring.

### BEDROOM ONE 10'2 (3.10) x 11'6 (3.51)

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

### EN SUITE

Low level WC, wash hand basin (set in vanity unit), mains shower cubicle, part tiling to walls, heated towel rail, tiling to floor.

### BEDROOM TWO 9'2 (2.79) x 9'2 (2.79)

Double glazed window to rear, double radiator, fitted wardrobes.



**BEDROOM THREE 7'11 (2.41) x 12'5 (3.78)**

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

**BEDROOM FOUR 7'0 (2.13) x 8'9 (2.67)**

Double glazed window to rear, single radiator

**BATHROOM/WC**

3 piece suite comprising  
Panelled bath, wash hand basin (set in vanity unit), low level wc,  
spotlights, double glazed window to rear, heated towel rail, tiled  
flooring, cladding to walls, panelling.

**FRONT GARDEN**

Driveway leading to garage, block paved.

**REAR GARDEN**

Low maintenance garden, patio area.

**SINGLE GARAGE**

Integral, up and over door, power and lighting.

**PRIMARY SERVICES SUPPLY**

- Electricity: Mains
- Water: Mains
- Sewerage: Mains
- Heating: Gas
- Broadband: Fibre to cabinet
- Mobile Signal Coverage Blackspot: No
- Parking: Garage and 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: C**

**EPC RATING: C**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		





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