



## Tralee Court Ashington

Exceptionally well presented five bedroom detached family home on the popular Seaton Vale estate in Ashington, close to the Wansbeck hospital and with excellent transport links via the A189 spine road. This beautifully presented spacious family home offers bright and contemporary accommodation and boasting many upgrades. The property briefly comprises of a hallway, large living room, open plan kitchen dining room with many integrated appliances, a utility area and a cloakroom downstairs. To the first floor you will find a master bedroom with built in wardrobes and en suite, three further double bedrooms, a single bedroom and a spacious family bathroom. To the front of the property there is a lawned area and a driveway for two cars to leading to the integral garage. The rear south facing garden has a large patio and low maintenance artificial lawn. This is a wonderful home and we would recommend early viewing to truly appreciate the accommodation on offer.

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# Tralee Court Ashington

## PROPERTY DESCRIPTION

### ENTRANCE HALLWAY

Partially glazed composite entrance door, stairs to first floor landing, storage cupboard.

### CLOAKS/WC off utility

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

### LOUNGE 11'3 (3.43) x 15'9 (4.80)

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

### KITCHEN/DINING ROOM 18'6 (5.64) x 10'5 (3.18)

Double glazed window to rear, single 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 oven, gas hob with extractor fan above, integrated fridge, freezer and dishwasher, vinyl flooring, spotlights, double glazed doors to rear.

### UTILITY AREA

Fitted wall units and work surfaces, plumbed for washing machine.

### FIRST FLOOR LANDING

Built in storage cupboard, loft access.

### BEDROOM ONE 11'2 (3.40) x 12'8 (3.86)

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

### EN SUITE

Double glazed window to front, low level WC, pedestal wash hand basin, mains shower cubicle, single radiator, extractor fan, part tiling to walls, spotlights, vinyl flooring.

### BEDROOM TWO 9'0 (2.74) x 11'2 (3.40)

Double glazed window to rear, single radiator, fitted mirrored wardrobes.

### BEDROOM THREE 10'1 (3.07) x 10'0 (3.05)

Double glazed window to rear, fitted wardrobes and drawers.





**BEDROOM FOUR 10'0 (3.05) x 9'1 (2.77)**

Double glazed window to front, single radiator.

**BEDROOM FIVE 8'6 (2.59) x 7'7 (2.31)**

Double glazed window to rear, single radiator.

**BATHROOM/WC**

3 piece suite comprising: panelled bath, pedestal wash hand basin, low level wc, spotlights, double glazed window to side, double radiator, part tiling to walls, vinyl flooring, extractor fan.

**REAR GARDEN**

Artificial lawn, low maintenance garden, large patio area, screen fencing, double socket, water tap, outside lighting.

**SINGLE GARAGE**

Integral, up and over door, power and lighting.

**PRIMARY SERVICES SUPPLY**

- Electricity: Mains
- Water: Mains
- Sewerage: Mains
- Heating: Gas
- Broadband: Fibre to premises
- Mobile Signal Coverage Blackspot: No
- Parking: Garage, driveway with car charging port.

**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		94 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		







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