



## Albatross Way Ashington

Well presented three bedroom semi detached family home close to the Wansbeck hospital and with excellent transport links. The property briefly comprises of a hallway, cloakroom, spacious lounge and a light and airy kitchen diner. To the first floor you will find two double bedrooms a third smaller bedroom which is used as a dressing room with fitted wardrobes and a lovely family bathroom. Externally there is a small front garden, a low maintenance rear garden with porcelain tiling, a garage and parking.

# £170,000

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)

# Albatross Way Ashington

## PROPERTY DESCRIPTION

### ENTRANCE

Composite entrance door.

### ENTRANCE HALLWAY

Double glazed window to front.

### CLOAKS/WC

Low level WC, wash hand basin (set in vanity unit), laminate flooring, extractor fan, part tiling to walls, single radiator.

### LOUNGE 14'7 (4.45) into alcove

Double glazed window to front, double radiator, electric fire, built in storage cupboard, television point, telephone point.

### KITCHEN/DINING ROOM

Double glazed window to rear, double radiator, range of wall, floor and drawer units with co ordinating roll edge work surfaces, co ordinating sink unit and drainer with mixer tap, tiled splash backs, built in electric fan assisted oven, electric hob with extractor fan above, space for fridge/freezer, plumbed for washing machine, tiling to floor (plank effect), double glazed patio doors to rear.

### FIRST FLOOR LANDING

Loft access.

### BEDROOM ONE 8'3 (2.52) x 9'0 (2.74) to front of wardrobes

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

### BEDROOM TWO 8'3 (2.52) x 10'7 (3.22)

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





**BEDROOM THREE 8'1 (2.46) x 4'3 (1.29)**

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



**BATHROOM/WC**

3 piece suite comprising: Shower over panelled bath, wash hand basin (set in vanity unit), low level WC, double glazed window to rear, heated towel rail, part tiling to walls, laminate flooring.



**SMALL FRONT GARDEN**

Laid mainly to lawn.

**REAR GARDEN**

Low maintenance garden, porcelain tiles, patio area, screen fencing, water tap, electric point.



**PRIMARY SERVICES SUPPLY**

- Electricity: Mains
- Water: Mains
- Sewerage: Mains
- Heating: Gas
- Broadband:
- Mobile Signal Coverage Blackspot: No
- Parking: Garage, 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: 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		





**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**

