



Barnston Ashington

Beautifully presented three bedroom semi detached home in North Seaton close to local shops and with excellent transport links. The property briefly comprises of an entrance porch, large living room and an extended kitchen dining room downstairs while to the first floor you will find three tastefully decorated bedrooms and a modern family bathroom. Externally there is a block paved driveway for three cars and garage to the front and a low maintenance rear garden with sitting area. Viewing recommended

Offers Over **£160,000**

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

ROOK
MATTHEWS
SAYER

www.rookmatthewssayer.co.uk
ashington@rmsestateagents.co.uk

Barnston Ashington

PROPERTY DESCRIPTION

ENTRANCE PORCH

UPVC entrance door.

LOUNGE 12'6 (3.81) into bay x 13'6 (4.12)

Double glazed window to front, feature radiator, media wall with electric fire.

KITCHEN/DINING ROOM 15'6 (4.72) x 10'3 (3.12) kitchen area 15'7 (4.75) x 7'9 (2.36)

Double glazed window to rear, 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, electric hob with extractor fan above, space for fridge/freezer, plumbed for washing machine/dishwasher, vinyl flooring, spotlights, double glazed door to side, double glazed patio doors to rear.

FIRST FLOOR LANDING

Double glazed window to side, loft access.

BEDROOM ONE 13'0 (3.96) x 8'8 (2.64)

Double glazed window to front, feature radiator, fitted wardrobes and drawers, television point.

BEDROOM TWO 9'3 (2.82) x 9'1 (2.77)

Double glazed window to rear, single radiator, built in cupboard, coving to ceiling.

BEDROOM THREE 6'11 (2.11) x 6'8 (2.03)

Double glazed window to front, single radiator, built in cupboard, coving to ceiling.



BATHROOM/WC

3 piece suite comprising: electric shower over panelled bath, wash hand basin (set in vanity unit), low level wc, double glazed window to rear, heated towel rail, tiling to walls, tiled flooring, cladding to ceiling.

FRONT GARDEN

Driveway for 3 cars leading to garage, block paved.

REAR GARDEN

Low maintenance garden, decking, screen fencing.

GARAGE

Single, attached, roller garage door, power and lighting.

PRIMARY SERVICES SUPPLY

- Electricity: Mains
- Water: Mains
- Sewerage: Mains
- Heating: Gas
- Broadband: Fibre
- Mobile Signal Coverage Blackspot: No
- Parking: 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: TBC

EPC TO FOLLOW





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

