



## Catalunya Way Ashington

Large four bedroom detached house on the popular Seaton vale estate in Ashington close to the hospital and with excellent transport links. The property briefly comprises of a hallway, living room, dining room, large kitchen diner with integrated appliances, cloakroom and utility downstairs. To the first floor there are four good sized bedrooms, the master with en suite and a family bathroom. Externally you will find a large front garden, an enclosed rear garden and a separate double garage and parking for four cars. No onward chain.

**£270,000**

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# Catalunya Way

## Ashington

### PROPERTY DESCRIPTION

#### ENTRANCE HALLWAY

Half glazed composite entrance door, stairs to first floor landing, single radiator.

#### CLOAKS/WC off utility

Low level WC, wash hand basin, double glazed window.

#### LOUNGE 13'4 (4.06) x 10'9 (3.28)

Double glazed window to front, single radiator.

#### DINING ROOM 10'10 (3.30) x 9'11 (3.02)

Double glazed window to front, single radiator.

#### KITCHEN 20'5 (6.22) x 9'5 (2.87)

Double glazed window 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, splash backs, built in electric fan assisted oven, electric hob with extractor fan above, integrated fridge, freezer and dishwasher, spotlights.

#### UTILITY ROOM 5'2 (1.57) x 6'1 (1.85)

Fitted wall and base units, stainless steel sink unit with mixer tap.

#### FIRST FLOOR LANDING

Double glazed window to side, loft access, built in storage cupboard.

#### BEDROOM ONE 11'9 (3.58) x 9'8 (2.95)

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

#### EN SUITE

Double glazed window to rear, low level WC, pedestal wash hand basin, mains shower cubicle, heated towel rail, part tiling to walls.

#### BEDROOM TWO 11'6 (3.51) x 8'9 (2.67)

Double glazed window to front, double radiator.



**BEDROOM THREE 9'0 (2.74) x 9'11 (3.02)**

Double glazed window to front, single radiator.

**BEDROOM FOUR 8'2 (2.48) x 7'8 (2.33)**

Double glazed window to front, single radiator.

**BATHROOM/WC**

3 piece suite comprising panelled bath, pedestal wash hand basin, low level WC, double glazed window to rear, single radiator, part tiling to walls, extractor fan.

**LARGE FRONT GARDEN**

Laid mainly to lawn.

**REAR GARDEN**

Low maintenance garden, patio area, gravelled area.

**PRIMARY SERVICES SUPPLY**

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre to premises

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: D**

**EPC RATING: C**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		





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