



Carlton Grove Ashington

Well presented three bedroom semi detached home, in the very popular North Seaton area of Ashington. Briefly comprising: Porch, hallway, lounge, dining room, high gloss modern kitchen and utility room. To the first floor landing: three good sized bedrooms and family bathroom. Externally there is a front garden and to the rear paved garden and garage.

To arrange a viewing contact the Ashington branch on 01670 850850.

Asking price: £149,950

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PROPERTY DESCRIPTION

ENTRANCE

UPVC entrance door

ENTRANCE HALLWAY:

Stairs to first floor landing, storage cupboard

LOUNGE: 11'6 (3.51) x 13'5 (4.09)

Double glazed window to front, double radiator, television point, coving to ceiling



DINING ROOM: 8'7 (2.62) x 10'6 (3.20)

Double glazed patio doors to rear, double radiator., coving to ceiling

KITCHEN: 8' (2.44) x 10'8 (3.25)

Double glazed window to rear, single radiator, range of wall, floor and drawer units with co-ordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer taps, built in electric fan assisted oven, electric hob with extractor fan above, integrated fridge/freezer, laminate flooring

UTILITY ROOM:

Double glazed window to front, plumbed for washing machine



FIRST FLOOR LANDING:

Double glazed window to side, loft access

BEDROOM ONE: 7'9 (2.36) x 11'10 (3.61)

Double glazed window to front, fitted wardrobes

BEDROOM TWO: 8'10 (2.69) x 10'7 (3.22)

Double glazed window to rear, single radiator

BEDROOM THREE: 7'9 (2.36) x 8'10 (2.69)

Double glazed window to front, single radiator, built in cupboard, vinyl flooring

BATHROOM/WC:

3 piece white panelled bath with mains shower over, pedestal wash basin, low level WC, tiling to walls, double glazed window to rear



FRONT GARDEN:

Laid mainly to lawn, fencing surrounds

REAR GARDEN:

Paving and gravel

GARAGE

Single, attached, up and over, lighting

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Gas
Broadband: ADSL Modem
Mobile phone coverage blackspot? No
Parking: Garage and driveway

MATERIAL / CONSTRUCTION ABNORMALITIES

We have been informed that this a standard construction

RESTRICTIONS AND RIGHTS

Listed? No
Restrictions on property? No
Easements, servitudes or wayleaves? No
Public rights of way through the property? No

RISKS

Flooding in last 5 years: No
Risk of Flooding: Low
Any flood defences at the property: No
Coastal Erosion Risk: Low
Known safety risks at property (asbestos etc...): No

BUILDING WORKS

Any known planning permissions or proposals in the immediate locality: No
Outstanding building works at the property: No

MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity.

ACCESSIBILITY

This property has no accessibility adaptations

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX BAND: B

EPC RATING: D

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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.

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