



MAIDSTONE GARDENS ASHINGTON

Rook Matthews Sayer are pleased to bring to the market this well presented four bedroom detached house, in the very popular Seaton Vale location. The property boasts a spacious lounge, large kitchen/diner, utility room, downstairs w/c. To the first floor there are four good sized bedrooms, the master with en-suite and a modern family bathroom. gas central heating, double glazed through-out. There is an integral garage accessed via the kitchen. Externally there is a driveway with single garage and extensive gardens to three sides with sitting area to the rear.

To arrange your viewing contact the Ashington branch on 01670 850850

OIEO £225,000



**ROOK
MATTHEWS
SAYER**

Branch phone no: 01670 850850
Branch address: 2, Laburnum Terrace, Ashington
NE63 0XX

www.rookmatthewssayer.co.uk
branch@rmsestateagents.co.uk

MAIDSTONE GARDENS

ASHINGTON

ACCOMMODATION COMPRISES

ENTRANCE

UPVC Entrance Door

ENTRANCE HALLWAY

Stairs to first floor landing, single radiator, laminate flooring

LOUNGE 10'11 (3.33) x 15'10 (4.83)

Double glazed window to front, single radiator, television point, telephone point, coving to ceiling

KITCHEN 18'5 (5.61) x 10'3 (3.12)

Double glazed window to rear, range of wall, floor and drawer units with co-ordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer tap, tiled splash backs, built in electric fan assisted oven, gas hob with extractor fan above, space for fridge/freezer, plumbed for a dishwasher, laminate flooring, spotlights, coving to ceiling, double glazed patio door to rear, double radiator, access to garage

UTILITY ROOM

Space for fridge/freezer, plumbed for washing machine, laminate flooring

CLOAKS/WC

Low level wc, pedestal wash hand basin, double glazed window, single radiator, laminate flooring

FIRST FLOOR LANDING

Loft access

BEDROOM ONE 12'4 (3.76) to front of robes X 10'7 (3.22)

Double glazed window to front, single radiator, fitted wardrobes and drawers, built in cupboard

EN-SUITE

Double glazed window to side, low level wc, pedestal wash hand basin, mains shower cubicle, part tiling to walls, heated towel rail, laminate to floor

BEDROOM TWO 9'3 (2.82) X 11'10 (3.61)

Double glazed window to front, single radiator

BEDROOM THREE 7'7 (2.31) X 9'5 (2.87)

Double glazed window to rear, single radiator

BEDROOM FOUR

8'9 (2.67) x 10'1 (3.07)

Double glazed window to rear, single radiator

BATHROOM/WC

3 piece white panelled bath, mains shower over, pedestal wash hand basin, low level w/c, double glazed window to rear, heated towel rail, part tiling to walls, laminate flooring

FRONT GARDEN

Laid mainly to lawn, driveway leading to garage

REAR GARDEN

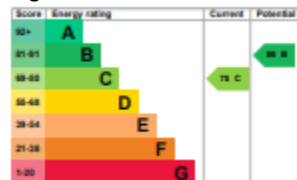
Laid mainly to lawn, low maintenance garden, bushes and shrubs, decking patio area

GARAGE

Single, power and lighting

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

AS00009643/GD/DS/14/11/2023/V.1



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

