



Belfry Close Ashington

An immaculate five bedroom family home on the popular Seaton Vale Estate close to the Wansbeck hospital and excellent transport links via the A189 spine road. The property briefly comprises of an entrance hallway, two spacious living rooms, a large, beautifully presented modern kitchen dining area, a cloakroom and utility room. Upstairs there is a generously sized master with en suite, four further double bedrooms and a newly refurbished family bathroom. Externally there is parking to the front and a sizeable, easy to maintain garden with patio and decking areas to the rear.

Offers In Excess Of: **£265,000**

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PROPERTY DESCRIPTION

ENTRANCE

UPVC Entrance door

ENTRANCE HALLWAY

Stairs to first floor landing, laminate flooring, storage cupboard.

GROUND FLOOR WC- OFF UTILITY ROOM

Low level WC, wash hand basin, laminate flooring, extractor fan.

LOUNGE 15'9 (4.80) x 11'5 (3.48)

Double glazed window to front, double radiator, fire surround, electric fire, television point, coving to ceiling.

SECOND LOUNGE 8'10 (2.69) x 16'0 (4.88)

Double glazed patio doors to front, double radiator, laminate flooring.

LARGE KITCHEN/DINING ROOM 12'8 (6.60) x 10'5 (3.18)

Double glazed window to rear, double radiator, range of wall, floor and sink 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, integrated dishwasher, laminate flooring, double glazed patio doors to rear.



FIRST FLOOR LANDING

Loft access

LOFT

Insulated, pull down ladders.

BEDROOM ONE 14'6 (4.42) x 11'5 (3.48)

Double glazed window to front, single radiator, spotlights.

EN SUITE

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



BEDROOM TWO 11'9 (3.58) x 9'5 (2.87)

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

BEDROOM THREE 9'1 (2.77) x 9'2 (2.79)

Double glazed window to rear, single radiator, television point.

BEDROOM FOUR 9'11 (3.02) x 7'6 (2.29)

Double glazed window to rear, single radiator, television point.

BEDROOM FIVE 8'0 (2.44) x 12'1 (3.68)

Double glazed window to rear, single radiator.



BATHROOM/WC

3 piece suite comprising: shower, pedestal wash hand basin, low level WC, double glazed window to side, heated towel rail, part tiling to walls, laminate flooring, extractor fan.

FRONT GARDEN

Bushes and shrubs, low maintenance garden, driveway.

REAR GARDEN

Low maintenance garden, patio area + decking, screen fencing, gravelled area.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: Driveway

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. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

RESTRICTIONS AND RIGHTS

Listed? No

Conservation Area? 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: Zone 1

Any flood defences at the property: No

Coastal Erosion Risk: Low

Known safety risks at property (asbestos etc...):No

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 | | |
| 69-80 | C | 75 C | 86 B |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

COUNCIL TAX BAND: D

EPC RATING: C



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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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