

Kilbourn Street

An exceptionally well presented three bedroomed semi detached home on the popular Essendene Rise estate, Ashington, close to all amenities and with excellent transport links. The property comprises of a large lounge, spacious kitchen diner and WC. Upstairs there are three well proportioned bedrooms, the master with a modern en-suite and a family bathroom. To the front of the property there is a block paving drive for two cars and to the rear there is a low maintenance enclosed garden with patio area.

£163,000

ROOK MATTHEWS

SAYER

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Kilbourn Street Ashington PROPERTY DESCRIPTION

ENTRANCE UPVC Entrance door

ENTRANCE HALLWAY Stairs to first floor landing

CLOAKS/WC

Low level WC, pedestal wash hand basin, laminate flooring, part tiling to walls, single radiator

LOUNGE 11'1 (3.38) x 13'5 (4.09) Double glazed window to front, single radiator, television point.

KITCHEN/DINING ROOM 15'7 (4.75) x 11'4 (3.45) DOWN TO 8'11

Single radiator, range of wall, floor and sink units with co-ordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer tap, built in electric fan assisted oven, gas hob with extractor fan above, integrated fridge, freezer, washing machine, laminate flooring, double glazed door to rear, double glazed patio doors to rear.

FIRST FLOOR LANDING

Loft access

BEDROOM ONE 8'2 (2.48) x 11'5 (3.48)

Double glazed window to rear, single radiator, 2 built in cupboards.

EN SUITE

Low level WC, wash hand basin, single radiator, shower cubicle, mains shower, part tiling to walls, spotlights, laminate flooring.

BEDROOM TWO 8'6 (2.59) x 10'8 (3.25)

Double glazed window to front, single radiator.

BEDROOM THREE 6'10 (2.08) x 6'9 (2.06)

Double glazed window to front, single radiator.

BATHROOM/WC

3 piece white suite comprising: panelled bath, wash hand basin, low level WC, spotlights, single radiator, part tiling to walls, laminate flooring.

BLOCK PAVED DRIVEWAY

REAR GARDEN

Low maintenance garden, patio area, bushes and shrubs, screen fencing.



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

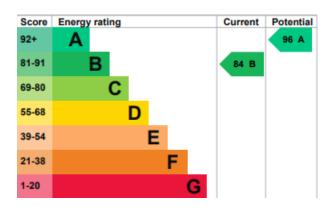
Listed? NO Conservation Area? No Restrictions on property? No Easements, servitudes or wayleaves? No Public rights of way through the property? No

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



COUNCIL TAX BAND: B EPC RATING: B













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 applicances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification to this property. More respectively and the asked to produce original identification documentation at a later stage and we would the source or service and the second to produce original identification documentation at a later stage and we would

16 Branches across the North-East



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.