



## Kilbourn Street Ashington

A fantastic opportunity to purchase this beautifully presented three bedroomed home in a very popular part of Ashington. The property briefly comprises of: entrance, hallway, living room and spacious kitchen/diner which opens out on to the covered external sitting area. Upstairs there is a family bathroom, three bedrooms the master with a modern en-suite. The loft has been boarded out and is accessed by a loft ladder.

Externally there is parking for two cars to the front and a good sized easy to maintain garden to the rear. An internal inspection is required to appreciate the property on offer.

To arrange your viewing call Ashington on 01670 850 850

# ASKING PRICE £180,000

01670 850 850  
2 Laburnum Tce, Ashington, NE63 0XX

ROOK  
MATTHEWS  
SAYER

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## PROPERTY DESCRIPTION

### ENTRANCE

UPVC Entrance door

### ENTRANCE HALLWAY

Single radiator, door leading to Cloaks/ WC

### CLOAKS/WC

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



### LOUNGE 10'8 (3.25) X 13' (3.96)

Double glazed window to front, tall feature radiator, flame effect electric fire, television point, stairs to first floor

### KITCHEN 13'8 (4.17) X 11'4 (3.45)

Range of wall, floor and drawer units with co-ordinating roll edge work surfaces, stainless steel unit and drainer with mixer tap, built in electric fan assisted oven, gas hob with extractor fan above, integrated fridge/freezer, washer/dryer, dishwasher, laminate flooring, spotlights, double glazed door to rear

### FIRST FLOOR LANDING

Loft access: boarded, pull-down ladders



### BEDROOM ONE 8'2 (2.48) X 11'5 (3.48)

Double glazed window to rear, single radiator, built in cupboard

### EN-SUITE

Low level WC, wash hand basin, single radiator, mains shower cubicle, spotlights, laminate to floor

### BEDROOM TWO 9'11 (3.02) X 8'6 (2.59)

Double glazed to front, single radiator

### BEDROOM THREE 6'10 (2.08) X 6'9 (2.06)

Double glazed window to front, single radiator

### BATHROOM

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



### FRONT GARDEN

Block paved driveway for two cars

### REAR GARDEN

Low maintenance garden, flower beds, canopy over patio area

### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: Driveway

**AGENTS NOTE**

There is a Service Charge payable yearly of £110

**MATERIAL / CONSTRUCTION ABNORMALITIES**

We have been informed that ... 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		96 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**COUNCIL TAX BAND: B**

**EPC RATING: B**

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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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