



Woodhorn Villas Ashington

We offer for sale in Woodhorn Villas, Ashington, this spacious family home in need of some updating. Ideal first time buy with potential to be your perfect home. It is available with no upper chain and briefly comprises of: Entrance into a hallway, good sized kitchen and a separate utility room, lounge situated to the rear of the property with a feature fireplace and patio doors leading to the large garden. To the first floor there are three good sized bedrooms and a separate bathroom/WC. Gas central heating is installed via a combi boiler and double glazed throughout. Externally to the rear is a large garden great for those summer days and to the front is a parking space with a detached garage.

To arrange a viewing contact the Ashington office on 01670 850 850

Offers In Excess Of £125,000

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Woodhorn Villas Ashington

PROPERTY DESCRIPTION

ENTRANCE

Composite door

ENTRANCE HALLWAY

Stairs to first floor landing, two storage cupboards, laminate flooring

CLOAKS/WC

Low level WC, pedestal wash hand basin

LOUNGE 12'6 (3.81) x 13'8 (4.17)

Double radiator, fire surround with electric fire, television point, telephone point, coving to ceiling, laminate flooring, double doors to rear.

KITCHEN/DINING ROOM 12'8 (3.86) x 9'9 (2.97)

Double glazed window to rear, double radiator, range of wall, floor and drawer units with co-ordinating roll edge work services, stainless steel sink unit and drainer with mixer tap, tiled splash backs, built in electric fan assisted oven, electric hob with extractor fan above, tiling to floor, double glazed door to utility.

UTILITY ROOM

Double glazed window to front, fitted wall and base units, space for fridge/ freezer, plumbed for washing machine/ dryer, combi boiler, tiled flooring, rear door.

ADDITIONAL SPACE 16'1 (4.90) x 15'11 (4.85)

Additional L wing width area, French doors to garden, water tap

FIRST FLOOR LANDING

2 double glazed windows to side, laminate flooring, storage cupboard, access to loft.

BEDROOM ONE 13'9 (4.19) x 12'6 (3.81)

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

BEDROOM TWO 11'10 (3.61) x 9'7 (2.92)

Double glazed window to rear, double radiator.

BEDROOM THREE 9'2 (2.99) x 8'2 (2.48)

Double glazed window to front, double radiator, built in cupboard, coving to ceiling, television point.

BATHROOM

Shower over panelled jacuzzi bath, wash hand basin (set in vanity unit), double glazed window to side, heated towel rail, spotlights, cladding to walls and ceiling, large anthracite radiator.

SEPARATE W/C

Double glazed window to front, laminate floor, wash hand basin, low level w/c.

FRONT GARDEN

Gravelled, low maintenance garden.

REAR GARDEN

Laid mainly to lawn, low maintenance garden, patio area, screen fencing.



GARAGE

Single detached garage, wooden door.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: Off street parking

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:

Conservation Area:

Restrictions on property:

Easements, servitudes or wayleaves:

Public rights of way through the property:

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

BUILDING WORKS

Any known planning permissions or proposals in the immediate locality: No

Outstanding building works at the property: 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		80 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX BAND: A

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.

16 Branches across the North-East

