

### Ashington Drive Stakeford

- Semi Detached Bungalow
- Two Bedroom
- Kitchen/Diner
- No Onward Chain
- EPC: C/ Council tax:B

## £135,000

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ROOK MATTHEWS SAYER

# Ashington Drive

#### **Entrance Porch**

UPVC entrance door, double glazed windows, seating area.

Entrance Hallway

single radiator.

#### Lounge 11'74 into recess x 17'49 into bay (3.35m x 5.18m)

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

#### Kitchen/ Diner 20'79 x 9'31 max (6.09m x 2.74m)

Double glazed window to side, fitted with a range of floor and drawer units with co-ordinating roll edge work top surfaces, stainless steel sink unit with mixer tap, tiled splash backs, built in electric fan assisted oven, gas hob with extractor fan above, space for fridge/freezer, tiling to floor, door to garage.

#### Bedroom One 10'12 + wardrobes x 13'09 (3.04m x 3.96m)

Double glazed window to rear, double radiator, fitted wardrobe and drawers.

#### Bedroom Two 9'70 max x 9'48 (2.74m x 2.74m)

Double glazed window to front, single radiator, fitted wardrobes and drawers. Bathroom 11'07 x 6'81 (3.35m x 1.82m)

Four-piece coloured suite comprising of; panelled bath, wash hand basin (set in vanity unit), walk in double shower cubicle, low level wc, double glazed window to side, single radiator.

Front garden laid mainly to lawn, walled surrounds. To the side large driveway. Rear garden laid mainly to lawn, patio area.

#### Garage

Double attached garage with electric roller door, power and lighting, radiator, plumbed for washing machine.

#### PRIMARY SERVICES SUPPLY

Electricity: mains Water: mains Sewerage: mains Heating: mains Broadband: none Mobile Signal Coverage Blackspot: no Parking: garage and 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.

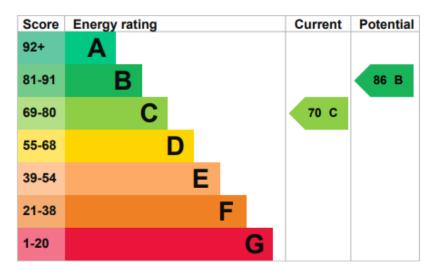
#### TENURE

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: C

BD008017JY.06.06.24.SO.V.1



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#### **16 Branches across the North-East**



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