



Ashington Drive Stakeford

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

£135,000



01670 531 114
82 Front St, Bedlington, NE22 5UA

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www.rookmatthewssayer.co.uk
bedlington@rmsestateagents.co.uk

Ashington Drive

Stakeford

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.

External

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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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