



New Moor Close Ashington

Exceptional extended four bedroom detached family home in the west of Ashington with excellent transport links and within easy reach of the town centre. The much updated property briefly comprises of the entrance hall, large study, living room, fantastic kitchen diner with integrated appliances and Silestone worktops, a conservatory, utility and cloakroom downstairs. To the first floor you will find four good sized bedrooms the master with contemporary ensuite and three with fitted wardrobes. There is also a family bathroom and access to the boarded loft from the landing. Externally there is a small lawn and driveway to the front while the rear boasts a low maintenance garden with artificial lawn and covered seating area. Early viewing recommended.

Offers In Excess of: £259,950

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

ROOK
MATTHEWS
SAYER

www.rookmatthewssayer.co.uk
ashington@rmsestateagents.co.uk

New Moor Close Ashington

PROPERTY DESCRIPTION

ENTRANCE

Half glazed entrance door.

ENTRANCE HALLWAY

Stairs to first floor landing, laminate flooring, single radiator.

CLOAKS/WC off utility

Low level WC, wash hand basin (set in vanity unit), tiling, double glazed window, spotlights, towel rail.

LOUNGE 10'5 (3.18) x 11'5 (3.48)

Double glazed windows to front and side, feature radiator, built in storage cupboard, television point.

KITCHEN/DINING ROOM 17'1 (5.21) x 8'8 (2.64)

Double glazed window to rear, feature radiator, range of wall floor and drawer units with Silestone work surfaces, coordinating sink unit and drainer with mixer tap, splash backs, built in electric fan assisted oven, electric hob with extractor fan above, integrated fridge, freezer, dishwasher and microwave, laminate flooring, spotlights.

UTILITY ROOM 5'1 (1.55) x 5'1 (1.55)

Fitted wall units and Silestone work surface, plumbed for washing machine, tiled flooring.

CONSERVATORY 12'8 (3.86) x 8'7 (2.62)

Dwarf wall, laminate flooring, electric fire, tv point.

FIRST FLOOR LANDING

Loft access.

LOFT

Partially boarded, pull down ladders, lighting and power.

OFFICE converted from garage 7'8 (2.33)

Double glazed window to front, double radiator, spotlights.

BEDROOM ONE 11'1 (to front of wardrobes) x 10'3 (3.12) max

Double glazed window to front, single radiator, fitted wardrobes, television point.

EN SUITE

Double glazed window to front, low level WC, wash hand basin (set in vanity unit), mains shower cubicle, tiling to walls, heated towel rail, spotlights.



BEDROOM TWO 11'10 (3.61) x 8'8 (2.64)

Double glazed window to front, single radiator, built in cupboard, television point.

BEDROOM THREE 8'10 (2.69) x 8'8 (2.64) max

Double glazed window to rear, single radiator, fitted sliding door wardrobes.

BEDROOM FOUR 6'10 (2.08) to back of wardrobes x 8'11 (2.72)

Double glazed window to rear, single radiator, fitted mirrored wardrobes.

BATHROOM/WC

3 piece suite comprising, mains shower over panelled bath, wash hand basin (set in vanity unit), low level wc, spotlights, double glazed window to rear, heated towel rail, tiling to walls, laminate flooring, extractor fan.

FRONT GARDEN

Driveway.

REAR GARDEN

Low maintenance garden, decking, covered seating area.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband:

Mobile Signal Coverage Blackspot: No

Parking: Driveway.

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: D

EPC RATING: C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		





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

