



## Garcia Drive

### Ashington

Attractive three bedroom detached family home close to the Wansbeck hospital and with excellent transport links. The property briefly comprises of a hallway, cloakroom, living room, a beautiful kitchen diner with integrated appliances and utility downstairs. To the first floor there are three good sized bedrooms, the master with ensuite and a family bathroom. To the front of the property you will find a block paved driveway while to the rear there is a low maintenance garden a garage and off street parking for two cars.

**£199,950**

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# Garcia Drive Ashington

## PROPERTY DESCRIPTION

### ENTRANCE HALLWAY

Composite entrance door, stairs to first floor landing, tiled flooring, double glazed window to side, double radiator, storage cupboard.

### CLOAKS/WC

Low level WC, pedestal wash hand basin, tiling to floor, extractor fan, single radiator.

### LOUNGE 12'11 (3.94) x 12'1 (3.68)

Double glazed window to front, double radiator, television point, laminate flooring.

### KITCHEN/DINING ROOM 17'10 (5.44) x 9'3 (2.82)

Double glazed window to rear, double radiator, range of wall, floor and drawer units with co ordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer tap, tiled splash backs, built in electric fan assisted oven, gas hob with extractor fan above, integrated fridge, freezer and dishwasher, tiling to floor, spotlights, double glazed patio doors to rear.

### UTILITY ROOM 5'3 (1.60) x 7'7 (2.31)

Fitted wall and base units, stainless steel sink unit, plumbed for washing machine, single radiator, tiled flooring, glazed composite door to side.

### FIRST FLOOR LANDING

Double glazed window to side, built in storage cupboard, loft access.

### BEDROOM ONE 12'11 (3.94) x 10'2 (3.10)

Double glazed window to front, single radiator.

### EN SUITE

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





**BEDROOM TWO 9'6 (2.90) x 9'6 (2.90)**  
Double glazed window to rear, single radiator.

**BEDROOM THREE 8'3 (2.52) x 9'1 (2.77)**  
Double glazed window to rear, single radiator.

**BATHROOM/WC**  
3 piece suite comprising: panelled bath, pedestal wash hand basin, low level WC, double glazed window to side, heated towel rail, part tiling to walls, tiled flooring.

**DRIVEWAY TO FRONT**  
Parking for at least 2 cars, car charging point.

**SINGLE GARAGE**  
Detached, up and over door.

**PRIMARY SERVICES SUPPLY**  
Electricity: Mains  
Water: Mains  
Sewerage: Mains  
Heating: Gas  
Broadband: Fibre to premises  
Mobile Signal Coverage Blackspot: No  
Parking: Driveway with electric charging point, garage.

**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: C**  
**EPC RATING: C**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	86 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		







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