



Shrigley Avenue

Ashington

Fantastic three bedroom detached house with excellent transport links. This modern family home briefly comprises of an entrance hall, cloakroom, living room, beautiful light kitchen diner and utility room downstairs. To the first floor you will find three good sized bedrooms, the master with en-suite and a family bathroom. Externally there is a good sized garden, driveway and a separate single garage.

£235,000

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

ROOK
MATTHEWS
SAYER

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

Shrigley Avenue Ashington

PROPERTY DESCRIPTION

ENTRANCE

Composite entrance door.

ENTRANCE HALLWAY

Stairs to first floor landing, LVT flooring, double glazed window to front, double radiator, storage cupboard.

CLOAKS/WC

Low level WC, pedestal wash hand basin, LVT flooring, extractor fan, single radiator.

LOUNGE 11'7 (3.53) x 12'9 (3.89)

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

KITCHEN/DINING ROOM 17'0 (5.18) x 9'3 (2.82)

Double glazed windows to rear and side, double radiator, range of wall, floor and drawer units with co ordinating roll edge work surfaces, built in electric fan assisted oven, gas hob with extractor fan above, space for fridge/freezer, integrated dishwasher, LVT flooring, spotlights, double glazed patio doors to rear.

UTILITY ROOM 5'11 (1.80) x 5'8 (1.73)

Double glazed window to rear, fitted wall units, plumbed for washing machine, LVT flooring.

FIRST FLOOR LANDING

Double glazed window to side, loft access, 2 built in storage cupboards.

BEDROOM ONE 10'8 (3.25) x 11'7 (3.53)

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

EN SUITE

Double glazed window to side and front, low level WC, pedestal wash hand basin, mains shower cubicle, part tiling to walls, heated towel rail, vinyl to floor.

BEDROOM TWO 9'3 (2.82) x 9'6 (2.90)

Double glazed window to rear, single radiator.

BEDROOM THREE 7'9 (2.36) x 9'6 (2.90)

Double glazed windows to rear and side, single radiator.



BATHROOM/WC

3 piece suite comprising electric shower over panelled bath, pedestal wash hand basin, low level WC, double glazed window to side, heated towel rail, vinyl flooring, extractor fan.

FRONT GARDEN + SIDE

Laid mainly to lawn.

REAR GARDEN

Laid mainly to lawn.

SINGLE GARAGE

Detached, up and over door, power and lighting.

PRIMARY SERVICES SUPPLY

- Electricity: Mains
- Water: Mains
- Sewerage: Mains
- Heating: Gas
- Broadband: Fibre to premises
- Mobile Signal Coverage Blackspot: No
- Parking: Garage in a separate block, driveway, communal parking.

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: B

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		





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