



Fairfield Drive Ashington

A very well presented three bedroom semi-detached house in North Seaton, close to local shops and amenities and with excellent transport links. The property briefly comprises of entrance porch, open plan lounge dining room and conservatory, modern kitchen diner with integrated appliances, rear hallway and bar to the ground floor. To the first floor there are three good sized bedrooms and a family bathroom. Externally you will find a generous lawned garden to the front, while to the rear there is a smaller low maintenance garden with patio area, driveway and a single garage. Viewing recommended.

To arrange a viewing or for more information, please contact RMS Ashington on 01670 850 850.

Offers over £180,000

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Fairfield Drive

Ashington

PROPERTY DESCRIPTION

ENTRANCE PORCH

Double glazed windows to rear and side, radiator, luxury vinyl tiles.

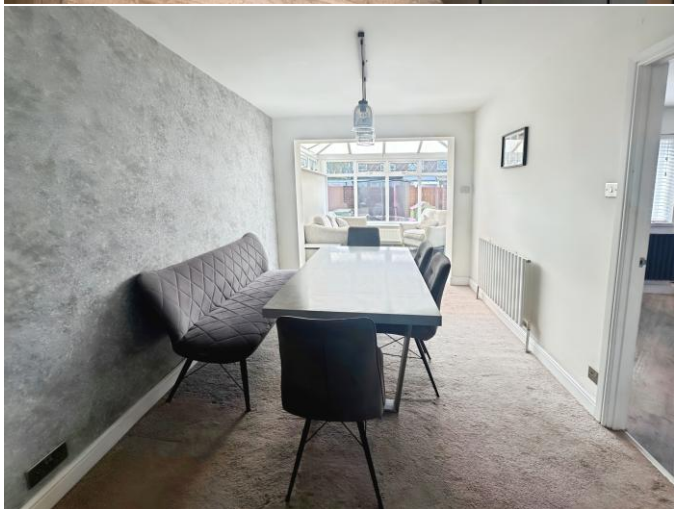
LOUNGE 14'6 (4.42) x 13'7 (4.15)

Double glazed window to front, double anthracite radiator, television point, telephone point, spotlights.



DINING ROOM 10'9 (3.28) x 8'8 (2.64)

Radiator, access to conservatory.



BAR 8'4 (2.54) x 10'4 (3.15)

Double glazed window to side, ladder radiator, enclosed cupboard, washing machine, tumble dryer, combi boiler, coat and shoe cupboard, rear hallway.

KITCHEN 10'2 (3.10) x 10'3 (3.12) max

Double glazed window to front and side, anthracite double radiator, wall, floor and drawer units, earth stone worktops, built in electric fan assisted double oven, induction hob, extractor, glass splashback, plinth spotlights, cabinet lighting, luxury vinyl tiled loor, skylight, integrated fridge freezer, plumbed for dishwasher, spotlights.

CONSERVATORY

Dwarf wall, ceiling fan, double radiator, tiled floor, double glazed door to rear garden.

FIRST FLOOR LANDING

Double glazed window to side, spotlights.

BEDROOM ONE 12'1 (3.68) x 9'5 (2.87)

Double glazed window to front, fitted wardrobes and drawers, radiator, spotlights, television point.



BEDROOM TWO 10'1 (3.07) x 8'8 (2.64)
Double glazed window to rear, radiator.

BEDROOM THREE 8'06 x 7'06
Double glazed window to front, radiator, built in cupboard, access to boarded out loft with lights and power.

BATHROOM
Panelled bath with mains shower over, pedestal hand wash basin, shower cubicle, low level WC, spotlights, double glazed window to rear, heated towel rail, vinyl floor, cladding to ceiling, fully tiled.

EXTERNALLY
To the front is a large garden mainly laid to lawn. To the rear is a private walled garden with outdoor power supply, water tap and parking space to the rear.

PRIMARY SERVICES SUPPLY
Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Gas
Broadband: Fibre to cabinet
Mobile Signal Coverage Blackspot: No
Parking: Garage, 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: B
EPC RATING: D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	58 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.

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