



## Field View Ashington

Beautifully presented three bedroom detached house in the west end of Ashington close to local shops, the park and the newly opened train station. The property briefly comprises of an entrance hallway, cloakroom, living room and a modern kitchen diner downstairs while to the first floor there are three bedrooms, the master with fitted robes and ensuite and a family bathroom. Externally you will find a large lawned rear garden and a driveway to the detached garage.

**£178,000**

ROOK  
MATTHEWS  
SAYER

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

[www.rookmatthewssayer.co.uk](http://www.rookmatthewssayer.co.uk)  
[ashington@rmsestateagents.co.uk](mailto:ashington@rmsestateagents.co.uk)



# Field View Ashington

## PROPERTY DESCRIPTION

### ENTRANCE HALLWAY

Stairs to first floor landing, laminate flooring.

### CLOAKS/WC

Low level WC, pedestal wash hand basin, laminate flooring, double glazed window.

### LOUNGE 11'3 (3.43) x 14'4 (4.37)

2 double glazed windows to front and side, double radiator, built in storage cupboard, television point.



### KITCHEN/DINING ROOM 14'6 (4.42) x 9'6 (2.90)

2 double glazed windows to rear and side, double radiator, range of wall, floor and drawer units with coordinating 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, space for fridge/freezer, plumbed for washing machine/dishwasher, laminate flooring, double glazed patio doors to rear.



### FIRST FLOOR LANDING

Loft access.

### BEDROOM ONE 8'2 (2.48) x 10'11 (3.33)

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



### EN SUITE

Double glazed window to front, low level WC, pedestal wash hand basin, single radiator, mains shower cubicle, part tiling to walls, laminate to floor.

### BEDROOM TWO 9'7 (2.92) x 8'2 (2.48)

Double glazed window to front, single radiator.

**BEDROOM THREE 6'1 (1.85) x 7'6 (2.29)**

Double glazed window to side, single radiator.

**BATHROOM/WC**

3 piece suite comprising: panelled bath, pedestal wash hand basin, low level WC, double glazed window to rear, single radiator, part tiling to walls, laminate flooring.

**FRONT GARDEN**

Laid mainly to lawn.

**REAR GARDEN**

Laid mainly to lawn, patio area.

**PRIMARY SERVICES SUPPLY**

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband:

Mobile Signal Coverage Blackspot: No

Parking: Driveway, 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

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**COUNCIL TAX BAND: C**

**EPC RATING: B**





**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**

