



## Cavendish Gardens

### Ashington

Attractive two bedroom terraced house in central Ashington close to local shops and the recently opened train station. The property briefly comprises of a lovely sitting room with bay window and a good sized kitchen diner. To the first floor there are two double bedrooms and a modern family bathroom. Externally, the front garden is split into a low maintenance section and a private sitting area with summerhouse while to the rear you will find another private sitting area with gazebo.

**£105,000**

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)





# Cavendish Gardens Ashington

## PROPERTY DESCRIPTION

### ENTRANCE HALLWAY

Part glazed composite door, stairs to first floor landing.



### LOUNGE 11'11 (3.63) into alcove x 14'7 (4.45)

Double glazed bay window to front, double radiator, fire surround, electric fire, television point, coving to ceiling.

### KITCHEN/DINING ROOM 6'11 (2.11) x 15'0 (4.57) 5'2 (1.57) x 6'8 (2.03)

2 Double glazed windows to rear, single 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, electric hob, space for fridge/freezer, laminate flooring, plumbed for washing machine (in cupboard), 2 storage cupboards, composite door to rear



### LOFT

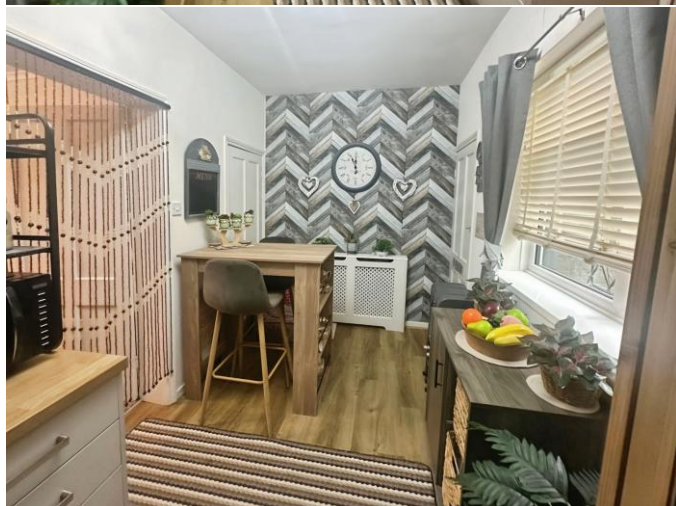
Partially boarded.

### BEDROOM ONE 13'3 (4.04) x 11'0 (3.35)

2 double glazed windows to front, radiator, fitted wardrobes and drawers.

### BEDROOM TWO 8'3 (2.52) x 9'7 (2.92)

Double glazed window to rear, radiator.



### 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, part tiling to walls, laminate flooring.

**FRONT GARDEN**

Bushes and shrubs, low maintenance garden, gravelled, sitting area, shed/bar.

**YARD TO REAR**

Sitting area, 2 storage cupboards.

**PRIMARY SERVICES SUPPLY**

- Electricity: Mains
- Water: Mains
- Sewerage: Mains
- Heating: Gas
- Broadband: Fibre to premises
- Mobile Signal Coverage Blackspot: No
- Parking: On street.

**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: A**

**EPC RATING: C**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	74 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**

