



Floyd Way Ashington

Very well presented four bedroom detached family home in the popular Essendene Rise in Ashington close to local shops and with excellent transport links. The property briefly comprises of a spacious entrance hall, cloakroom, living room with media wall and large kitchen diner with integrated appliances and double doors to the garden. To the first floor you will find four double bedrooms, the master with ensuite and a modern bathroom. Externally there is a double block paved driveway an an integral garage to the front and a garden laid mainly to lawn to the rear. No onward chain .

Offers in Excess of: £285,000

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

ROOK
MATTHEWS
SAYER

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



Floyd Way Ashington

PROPERTY DESCRIPTION

ENTRANCE HALLWAY

Part glazed composite entrance door, stairs to first floor landing, tiled flooring, 2 storage cupboards, single radiator.

CLOAKS/WC

Low level WC, wash hand basin (set in vanity unit), tiling to floor, part tiling to walls, single radiator.



LOUNGE 12'2 (3.71) x 14'9 (4.50)

2 double glazed windows to front and side, double radiator, media wall, television point.

KITCHEN/DINING ROOM 17'6 (5.33) x 9'3 (2.82)

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



FIRST FLOOR LANDING

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

BEDROOM ONE 12'6 (3.81) x 10'1 (3.07)

Double glazed window to front, single radiator, large built in cupboard, television point.

EN SUITE

Double glazed window to front, low level WC, pedestal wash hand basin, large mains shower cubicle, tiling to walls, heated towel rail, spotlights, tiling to floor.



BEDROOM TWO 12'0 (3.66) x 10'3 (3.12)

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

BEDROOM THREE 11'2 (3.40) x 10'3 (3.12)

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

BEDROOM FOUR 9'5 (2.87) x 8'5 (2.57)

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

BATHROOM/WC

3 piece suite comprising: mains shower over panelled bath, pedestal wash hand basin, low level WC, spotlights, double glazed window to rear, heated towel rail, tiling to walls, tiled flooring.

FRONT GARDEN

Low maintenance garden, driveway leading to garage, block paved.

REAR GARDEN

Laid mainly to lawn, patio area.

GARAGE

Single, attached, 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: Garage, driveway.

PLEASE NOTE

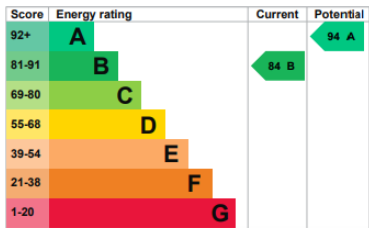
The Vendor has advised there is an estate maintenance charge of approximately £120 per annum

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: D

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

