



Allchurch Drive | Ashington | NE63 9EQ

**£245,000**

A well-presented four-bedroom family home on the popular Fairmeadows estate in North Seaton. The property briefly comprises of hallway, large lounge, dining room, conservatory, kitchen with utility and cloakroom. Upstairs there are four good sized bedrooms, the master with ensuite and a family bathroom. Externally you will find a lawned front garden with parking for four cars on the driveway which leads to the integral garage and to the rear a garden laid mainly to lawn with a patio area.

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**Four bedroom detached family home**

**Master bedroom with ensuite**

**Central heating**

**Freehold**

**Double glazing**

**Parking for four cars**

**Gardens front and rear**

**Council Tax Band: C**

**EPC Rating: C**

**For any more information regarding the property please contact us today**

#### PROPERTY DESCRIPTION

##### ENTRANCE HALLWAY

UPVC entrance door, stairs to first floor landing, single radiator.

##### CLAOKS/WC

Low level WC, wash hand basin, laminate tiling, double glazed window, single radiator.

##### LOUNGE 11'0 max (3.35) X 16'1 (4.90) into bay

Double glazed front bay window, double radiator, fire surround with flame effect inset and hearth, television point, coving to ceiling, laminate floor.

##### DINING ROOM ( archway from lounge) 8'10 (2.69) X 10'4 (3.15)

Double glazed patio doors to conservatory, coving to ceiling, single radiator/

##### KITCHEN 9'3 (2.82) X 10'4 (3.15)

Double glazed rear window, single radiator, range of wall, floor and drawer units with coordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer tap, tiled splashbacks, built in electric fan assisted oven, electric hob with extractor fan above, space for fridge, tiling to floor, spotlights.

##### UTILITY ROOM 7'0 (2.13) X 5'6 (1.68)

Double glazed rear window, space for freezer, plumbed for washing machine, double radiator, tiled flooring.

##### CONSERVATORY 11'0 (3.35) X 8'9 (2.67)

Dwarf wall, double glazed windows, ceiling fan, double radiator, laminate flooring.

##### FIRST FLOOR LANDING

Built in storage cupboard, loft access.

##### BEDROOM ONE 10'11(3.33) plus wardrobes X 12'9 (3.89)

Double glazed front window, double radiator, fitted sliding mirror wardrobes, laminate flooring.

##### EN SUITE

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

##### BEDROOM TWO 8'2 (2.48) X 10'5 (3.18)

Double glazed front window, single radiator, laminate flooring, television point

##### BEDROOM THREE 8'0 (2.44) X 8'6 (2.59)

Double glazed rear window, single radiator, laminate flooring

##### BEDROOM FOUR 6'6 (1.98) X 9'7 (2.92)

Double glazed rear window, single radiator, built in cupboard, laminate flooring.

##### BATHROOM/WC

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

##### FRONT GARDEN

Laid mainly to lawn, low maintenance garden, driveway for 4 cars, leading to garage

##### REAR GARDEN

Laid mainly to lawn, patio area, screen fencing, water tap.

##### GARAGE

Single, detached, integrated, up and over door, power and lighting, car charger to side

**T: 01670 850 850**

**Ashington@rmsestateagents.co.uk**

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#### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: Garage/Driveway

#### MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any. -The North East region is famous for its rich mining heritage. We have been advised that the property is known to be at risk from mining activities in the locality, therefore please speak with your conveyancer for further information.

#### 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: C**

GD/FG AS00009458 VERSION ONE



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	82 B
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

**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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