



Bothal Terrace | Ashington | NE63 8PW

£140,000

Rare to market. Three-bedroom terraced town house on Bothal Terrace in the west end of Ashington, close to local shops and with excellent transport links.

The property briefly comprises of a kitchen with integral appliances, living room, cloakroom, and conservatory to the ground floor. Upstairs you will find two double bedrooms and a family bathroom to the first floor and the master bedroom with dressing room and ensuite to the second. Externally there is a fully decked rear garden and two allocated parking spaces.

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**3****1****2****Three bedroomed terraced property****Gas central heating****Double glazing****Master bedroom with ensuite****Two parking spaces****Popular location****No onward chain****Council Tax : C****Freehold**

For any more information regarding the property please contact us today

ENTRANCE: Part Glazed composite door

ENTRANCE HALLWAY: Stairs to the first-floor landing, laminate flooring, single radiator, storage cupboard

LOUNGE: 12' 11 (3.94) max X 16'3 (4.95)

Double glazed rear window, double glazed rear patio doors, built in storage cupboard, television point, laminate flooring.

KITCHEN: 12'8 (3.86) X 6'1 (1.85)

Double glazed front window, single radiator, range of wall, floor and drawer units with coordinating granite surfaces, stainless steel sink unit and drainer with mixer tap, tiled splashback's, built in electric fan assisted oven, electric hob with extractor fan above, integrated fridge, freezer, washing machine, dishwasher, microwave.

Understairs cupboard.

CLOAKS/WC: Single radiator, low level WC, wash hand basin.

CONSERVATORY/SUNROOM: 10'6 (3.20) X 11'1 (3.38)
Dwarf wall, double glazed windows, laminate flooring, two electric heaters.

BEDROOM ONE: 12'9 (3.89) max X 12'10 (3.91)

Second floor, double glazed front window, double radiator, built in cupboard

DRESSING ROOM: 10'3 (3.12) X 6'1 (1.85)

EN SUITE: 6'4 (1.93) X 7'8 (2.36)

Roof high, low level WC, wash hand basin, single radiator, shower cubicle, mains shower, part tiling to walls, vinyl flooring.

BEDROOM TWO: 12'8 (3.86) X 11'0 (3.35)

First floor, two double glazed front windows, single radiator.

BEDROOM THREE: 12'10 (3.91) X 11'6 (3.51)

First floor, double glazed rear window, single radiator

BATHROOM/WC: 6'3 (1.91) X 6'2 (1.88)

Three-piece white suite comprising: panelled bath, mixer shower, wash hand basin, low level wc, double radiator, part tiling to walls, vinyl flooring, extractor fan.

FRONT GARDEN: Laid mainly to lawn

REAR GARDEN: Decking

Allocated parking for two vehicles the rear.

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PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: Other

Mobile Signal Coverage Blackspot: No

Parking: Allocated parking for two vehicles

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

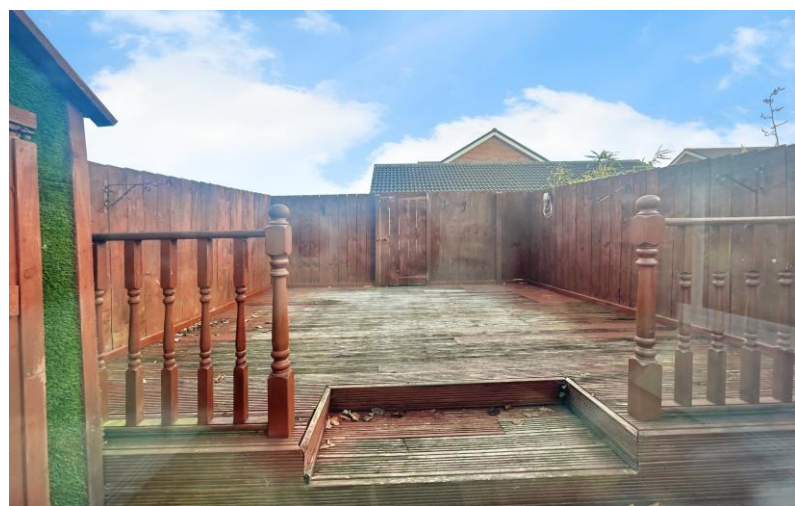
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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



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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