



Brockwood Close | Ashington | NE63 8LT

£240,000

This beautifully presented three-bedroom detached house offers the perfect blend of comfort and practicality. Set within a generous plot, the property enjoys both front and rear gardens laid mainly to lawn, providing an inviting outdoor space.

The lounge is decently proportioned, offering a comfortable space, the kitchen diner is designed for modern living, featuring a range of wall, floor and drawer units that combine style with functionality. A downstairs cloakroom adds to the everyday practicality of the home, while the master bedroom enjoys the luxury of its own ensuite. Two further bedrooms provide flexibility for family, or working from home.

The home benefits from a garage with an up and over door, complete with power and lighting, adding both convenience and security. Inside, the property is enhanced by double glazing and gas central heating, ensuring warmth and efficiency throughout the seasons.

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Three-bedroom detached house

Downstairs cloaks/wc

Separate dining room

Attached garage

Kitchen diner

EPC: TBC

Separate dining room

Council tax band: C

Master bedroom with en-suite

Freehold

For any more information regarding the property please contact us today

ENTRANCE: Porch with UPVC entrance door with double glazed front windows, laminate flooring.

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

CLOAKS/WC: Low level wc, wash hand basin, double glazed window, single radiator, laminate flooring.

LOUNGE: 11'9 (3.58) X 14'9 (4.50)

Double glazed front window, single radiator, fire surround, with electric fire, television point, coving to ceiling, double doors to:

DINING ROOM: 11'11 (3.63) X 9'6 (2.90)

Double glazed rear window, single radiator, coving to ceiling,

KITCHEN/DINER: 20'5 (6.22) X 9'5 (2.87)

Two double glazed rear windows, range of wall, floor and drawer units with coordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer tap, built in one electric fan oven, one conventional electric oven, electric hob with extractor fan above, integrated fridge, laminate flooring, spotlights, double glazed rear door.

FIRST FLOOR LANDING: Double glazed side window, loft access, built in storage cupboard.

BEDROOM ONE: 9'8 (2.95) to front of robes X 9'7 (2.92)
Double glazed rear window, single radiator, sliding fitted wardrobes

EN SUITE: Double glazed rear window, low level WC, pedestal wash hand basin, shower cubicle, mains shower, heated towel radiator, cladding to walls, vinyl flooring

BEDROOM TWO: 12'9 (3.89) X 9'11 (3.02)

Double glazed front window, single radiator,

BEDROOM THREE: 5'6 (1.68) to front of robes X 10'7 (3.22)

Double glazed front window, fitted wardrobes and drawers, laminate flooring.

BATHROOM/WC: 3-piece white suite comprising:

Panelled bath, shower, pedestal wash hand basin, low level wc, double glazed rear window, heated towel rail, vinyl flooring, cladding to walls.

FRONT GARDEN: Laid mainly to law, driveway leading to garage

REAR GARDEN: Large rear garden laid mainly to lawn, bushes and shrubs, patio area.

GARAGE: Single garage, plumbed for washing machine, up and over garage door, power and lighting.

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PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: Fibre to premises

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: TBC

GD/FG AS00010367 VERSION 2



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EPC RATING

TBC

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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.

