



Condor Court | Ashington | NE63 9WU

**£127,000**

Beautifully presented two-bedroom semi-detached home, located on the popular Windmill Park Estate in Ashington. Ideally situated close to local schools, Wansbeck Hospital and offering excellent transport links, this property makes an ideal family starter home. The ground floor features a lounge, a modern fitted kitchen with dining area, upstairs, there are two generous double bedrooms and bathroom.

Externally, the home boasts a low-maintenance garden to the rear mainly laid to lawn with a gravelled area. Early viewing is highly recommended to fully appreciate the quality and space this property has to offer.

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**Beautifully presented two-bedroom semi-detached home**

**Ideally situated close to local schools and offering excellent transport links**

**Spacious lounge**

**Modern fitted kitchen**

**Double glazing**

**Gas central heating**

**Two generous double bedrooms**

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

**ENTRANCE:** Composite entrance door

**ENTRANCE HALLWAY:** Stairs to first floor landing single radiator.

**CLOAKS/WC:** Low level WC, wash hand basin, laminate flooring, single radiator

**LOUNGE:** 13'6 (4.12) X 12'4 (3.76)  
Double glazed front and side window, , television point

**KITCHEN/DINER** 12'0 (3.66) X 7'8 (2.33)  
Double glazed rear window, range of wall, floor and drawer units with coordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer tap, tiled splash backs, built in electric fan assisted oven, gas hob with extractor fan above, space for fridge/freezer , built in cupboard, plumbed for washing machine, laminate flooring.

**BEDROOM ONE:**12'4 (3.76) X 10'5 (3.18)  
Double glazed front window, single radiator

**BEDROOM TWO:** 7'9 (2.36) X 12'3 (3.73)  
Double glazed rear window, single radiator, built in cupboard.

**BATHROOM/WC-** 3 piece white suite comprising: Panelled bath, shower over-mains, pedestal wash hand basin, low level wc, double glazed side window, single radiator, part tiling to walls, laminate flooring.

**FRONT GARDEN-** Gravelled garden to the front

**REAR GARDEN:** Laid mainly to lawn, garden shed, gravelled area

**GD/FG AS00010346 Brochure version one**





### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: TBC

Mobile Signal Coverage Blackspot: No

Parking: 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.

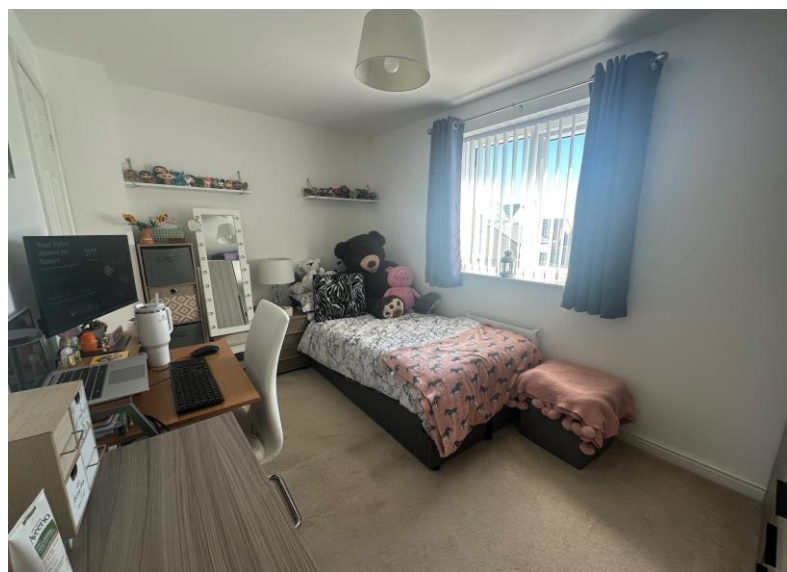
### TENURE

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: A

EPC RATING: B

GD/FG AS00010346 Brochure version one



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Energy Performance Certificate (EPC) - Find an energy certificate - uk.gov

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	82 B	
69-80	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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