



Cruden Bay Close | Ashington | NE63 9WJ

£179,950

Well-presented three-bedroom semi detached family home in the Seaton vale area of Ashington close to the Wansbeck hospital and with excellent transport links. The property briefly comprises of a large living room, cloakroom and upgraded kitchen diner with integrated appliances. Upstairs there are three double bedrooms, the master with en suite and a family bathroom.

Externally there is parking for two cars and an integrated garage which can be accessed from the house, while to the rear you will find a good-sized garden laid mainly to lawn with a play area.

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Three-bedroom semi-detached house

Gas central heating

Double glazing

Contemporary kitchen diner

Master bedroom with en suite

Integrated garage

Very well presented

EPC Band - B Council Tax Band - B

Freehold

For any more information regarding the property please contact us today

ENTRANCE: Porch- part glazed composite door

CLOAKS/WC:

Low level WC, wash hand basin, laminate flooring

LOUNGE: 10'2 (3.10) X 16'0 (4.88)

Double glazed front window, television point, double radiator

KITCHEN/DINING ROOM : 18'8 (5.69) X 7'7 (2.31)

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

FIRST FLOOR LANDING:

Loft access, built in storage cupboard

BEDROOM ONE: 14'2 (4.32) X 9'7 (2.92)

Two double glazed front window, single radiator with

EN SUITE: Low level wc, pedestal wash hand basin, shower cubicle, mains shower, pat tiling to walls, heated towel rail, tiling to floor

BEDROOM TWO: 8'8 (2.64) X 11'3 (3.43)

Double glazed rear window, single radiator

BEDROOM THREE: 9'10 (2.99) X 7'10 (2.39)

Double glazed rear window, single radiator

BATHROOM/WC: 3 piece white suite comprising : Panelled bath, pedestal wash hand basin, low level wc, heated towel rail, double glazed side window, tiling to walls, tiled flooring

FRONT GARDEN: Driveway leading to garage

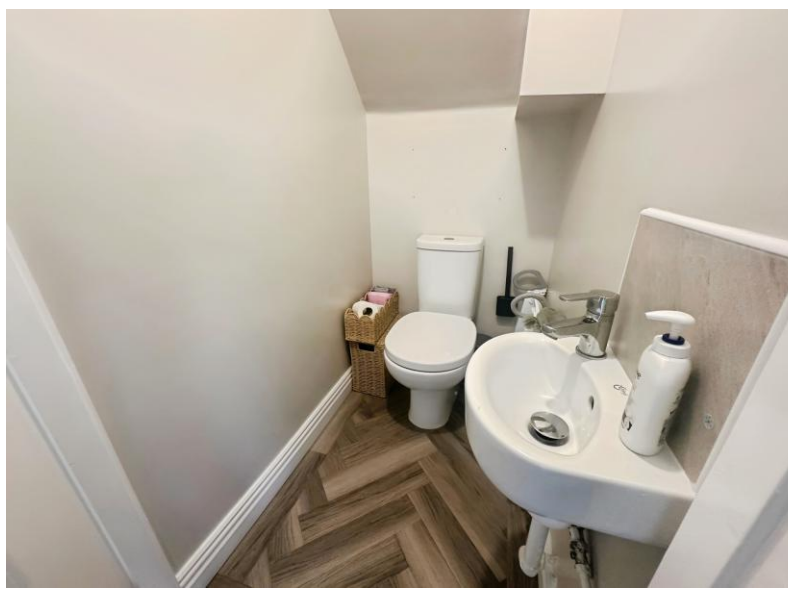
REAR GARDEN: Laid mainly to lawn, play area, flower beds, screen fencing

GARAGE : Single garage, power and lighting integral door accessed from house

T: 01670 850 850

Ashington@rmsestateagents.co.uk

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PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: TBC

Mobile Signal Coverage Blackspot: TBC

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: B"A to G / N/A"

EPC RATING: B

GD/FG AS00010329 BROCHURE VERSION 1



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Score	Energy rating	Current	Potential
92+	A		94 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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