



Howard Walk | Ashington | NE63 9FP

**£170,000**

Stunning three-bedroom semi-detached house on the Barley Rise estate close to the Wansbeck hospital and with excellent transport links. The property briefly comprises of an entrance hall, cloakroom, spacious living room, dining room and fitted kitchen downstairs while to the first floor you will find three well-proportioned bedrooms, the master with ensuite and a modern shower room. Externally there is a large lawned rear garden and small front garden with driveway.

ROOK  
MATTHEWS  
SAYER



**Stunning three-bedroom semi-detached house**

**Gas central heating**

**Double glazing**

**Large lawned rear garden**

**Upgraded family shower room**

**Master with en suite**

**Driveway parking**

**Freehold**

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

**ENTRANCE:** UPVC Entrance door

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

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

**LOUNGE:** 14'5(4.39) X 12'6 (3.81)  
Double glazed front window, two single radiator, white fitted plantation shutters, laminate flooring, television point, double doors to :

**DINING ROOM:** 8'1 (2.46) X 10'8 (3.25)  
Double glazed patio doors to rear, single radiator, built in cupboard, laminate flooring.

**KITCHEN:** 10'7 (3.22) X 7'3 (2.21)  
Double glazed rear window, range of wall, floor and drawer units with co ordinating 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, space for slimline dishwasher, plumbed for washing machine, tiling to floor.

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

**BEDROOM ONE:** 10'2 (3.10) X 10'3 (3.12)  
Double glazed rear window, single radiator, white fitted plantation shutters, built in cupboard, laminate flooring

**ENSUITE:** Low level WC, wash hand basin in vanity unit, shower cubicle, mains shower, part tiling to walls, heated towel rail, tiling to floor, small cupboard

**BEDROOM TWO:** 7'9 (2.36) X 10'1 (3.07)  
Double glazed Juliette balcony to front, white fitted plantation shutters, single radiator, laminate flooring.

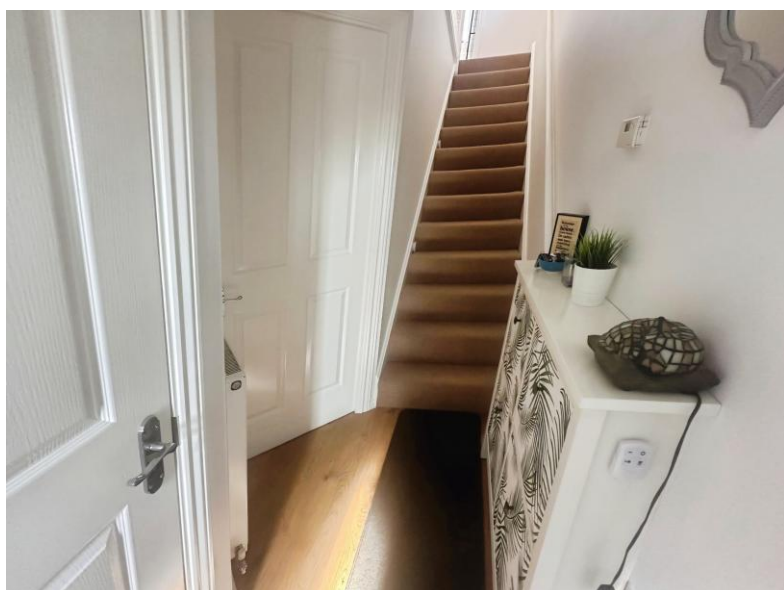
**BEDROOM THREE:** 7'7 (2.31) X 7'8 (2.33)  
Double glazed front window, built in cupboard, white fitted plantation shutters, laminate flooring.

**BATHROOM/WC:** 3-piece white suite comprising:  
Wash hand basin in vanity unit, double glazed rear window, heated towel rail, tiling to walls, lvt flooring, large shower mains cubicle, extractor fan.

**LOFT:** partially boarded

**FRONT GARDEN:** Low maintenance garden, driveway

**REAR GARDEN:** Large rear garden laid mainly to lawn, double power source, large shed with tumble dryer with vent fitted, secure gated side access to rear.



#### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: Fibre

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: B**

**EPC RATING: TBC**

**GD/FG AS00010366 VERSION 3**



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**ROOK  
MATTHEWS  
SAYER**



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.



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