



Rowlington Terrace | Ashington | NE63 0LZ

Well presented and recently refurbished a two bedroom semi detached bungalow in central Ashington, which is close to local shops, schools and the recently opened train station. The property briefly comprises of a modern fitted kitchen, contemporary shower room, living room and two double bedrooms. Externally there is a low maintenance front garden and a large rear garden laid mainly to lawn with garage and shed.

£129,995

ROOK
MATTHEWS
SAYER



2



1



1

Refurbished two bedroomed semi-detached bungalow

Modern fitted kitchen

Gas central heating

Contemporary shower room

Double glazing

Large rear garden

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION:

ENTRANCE: UPVC Entrance door

LOUNGE: 13'6 (4.12) X 11'4 (3.45)

Double glazed doors to rear, double radiator.

KITCHEN: 11'7 (3.53) X 8'3 (2.52) UP TO 13'11 (4.24)

Double glazed side window, range of wall, floor and drawer units with coordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer tap, built in electric fan assisted oven, space for fridge/freezer, plumbed for washing machine/dishwasher, vinyl flooring, spotlights

BEDROOM ONE: 11'1 (3.38) X 9'9 (2.97)

Double glazed front window, double radiator, built in cupboard

BEDROOM TWO: 11'7 (3.53) X 10'1 (3.07)

Double glazed rear window, double radiator

BATHROOM/WC:

3 piece white suite comprising:

Pedestal wash hand basin, shower cubicle, low level wc, double glazed front window, heated towel rail, cladding to walls, vinyl flooring.

FRONT GARDEN: Paved

REAR GARDEN: Laid mainly to lawn, patio area, garden shed

GARAGE: Single garage, detached, up and over door



PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: None

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. -or (if the client has ticked 'yes' to risks from mining activities)- 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: TBC

GD/FG AS00010287 VERSION 2



01670850850

ashington@rmsestateagents.co.uk

ROOK
MATTHEWS
SAYER



EPC RATING
TBC

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.



01670850850

ashington@rmsestateagents.co.uk

ROOK
MATTHEWS
SAYER