

Catalunya Way Ashington

Large four bedroom detached house on the popular Seaton vale estate in Ashington close to the hospital and with excellent transport links. The property briefly comprises of a hallway, living room, dining room, large kitchen diner with integrated appliances, cloakroom and utility downstairs. To the first floor there are four good sized bedrooms, the master with en suite and a family bathroom. Externally you will find a large front garden, an enclosed rear garden and a separate double garage and parking for four cars. No onward chain.

Auction Guide Price: £210,000









Catalunya Way Ashington

PROPERTY DESCRIPTION

ENTRANCE HALLWAY

Half glazed composite entrance door, stairs to first floor landing, single radiator.

CLOAKS/WC off utility

Low level WC, wash hand basin, double glazed window.

LOUNGE 13'4 (4.06) x 10'9 (3.28)

Double glazed window to front, single radiator.

DINING ROOM 10'10 (3.30) x 9'11 (3.02)

Double glazed window to front, single radiator.

KITCHEN 20'5 (6.22) x 9'5 (2.87)

Double glazed window to rear, double radiator, range of wall, floor and drawer units with co ordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer tap, splash backs, built in electric fan assisted oven, electric hob with extractor fan above, integrated fridge, freezer and dishwasher, spotlights.

UTILITY ROOM 5'2 (1.57) x 6'1 (1.85)

Fitted wall and base units, stainless steel sink unit with mixer tap.

FIRST FLOOR LANDING

Double glazed window to side, loft access, built in storage cupboard.

BEDROOM ONE 11'9 (3.58) x 9'8 (2.95)

Double glazed window to rear, double radiator, fitted wardrobes.

EN SUITE

Double glazed window to rear, low level WC, pedestal wash hand basin, mains shower cubicle, heated towel rail, part tiling to walls.

BEDROOM TWO 11'6 (3.51) x 8'9 (2.67)

Double glazed window to front, double radiator.

BEDROOM THREE 9'0 (2.74) x 9'11 (3.02)

Double glazed window to front, single radiator.

BEDROOM FOUR 8'2 (2.48) x 7'8 (2.33)

Double glazed window to front, single radiator.

BATHROOM/WC

3 piece suite comprising panelled bath, pedestal wash hand basin, low level WC, double glazed window to rear, single radiator, part tiling to walls, extractor fan.

LARGE FRONT GARDEN

Laid mainly to lawn.

REAR GARDEN

Low maintenance garden, patio area, gravelled area.

PRIMARY SERVICES SUPPLY

Electricity: Mains Water: Mains Sewerage: Mains Heating: Gas

Broadband: Fibre to premises

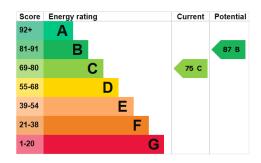
Mobile Signal Coverage Blackspot: No

Parking: Garage, driveway.

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

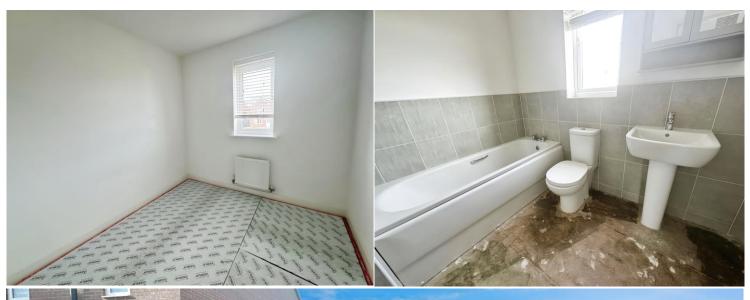
COUNCIL TAX BAND: D **EPC RATING:** C



AS00010149.GD.LD.30.07.2025.V.2









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 relation to this property.

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.

16 Branches across the North-East

