



Albatross Way | Windmill Park | NE63 9WW

£135,000

Beautiful two bedroomed semi- detached home close to the Wansbeck Hospital ,with excellent transport links including the newly opened train station.

This modern house boasts a large living room with dual aspect windows, a contemporary fitted kitchen and cloakroom to the ground floor.

Upstairs you will find two good sized double bedroom and family bathroom.

Externally there is a small front garden , a driveway to the side and an amazing rear garden with well stocked raised borders a greenhouse and patio area.

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For any more information regarding the property please contact us today

ENTRANCE: Part glazed UPVC entrance door

ENTRANCE HALLWAY: Stairs to the first-floor landing, single radiator.

CLOAKS/WC: Low level WC, wash hand basin, double glazed window, laminate flooring.

LOUNGE: 12'2 (3.71) BX 13'6 (4.12)

Double glazed front window and side, double radiator, fire surround with electric fire, television point.

KITCHEN: 12'2 (3.71) X 7'8 (2.33)

Double glazed rear window, double radiator, range of wall, floor and drawer units with coordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer tap, tiled splashbacks, built in electric fan assisted oven, gas hob with extractor fan above, space for fridge freezer, plumbed for washing machine, laminate flooring, double glazed rear door.

FIRST FLOOR LANDING:

Loft access, single radiator.



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BEDROOM ONE: 12'3 (3.73) X 11'2 (3.40)
Double glazed front window, single radiator

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

BATHROOM/WC: 5'8 (1.73) X 5'6 (1.68)
3-piece white suite comprising:
Panelled bath, mains shower over, pedestal, low level wc,
double glazed side window, single radiator, part tiling to walls,
lamine flooring.

SMALL FRONT GARDEN: Bushes and shrubs flower borders,
driveway.

REAR GARDEN: Very well stocked flower beds, raised
borders, greenhouse, shed, gravelled area, patio area.



PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains
Broadband: Cable
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

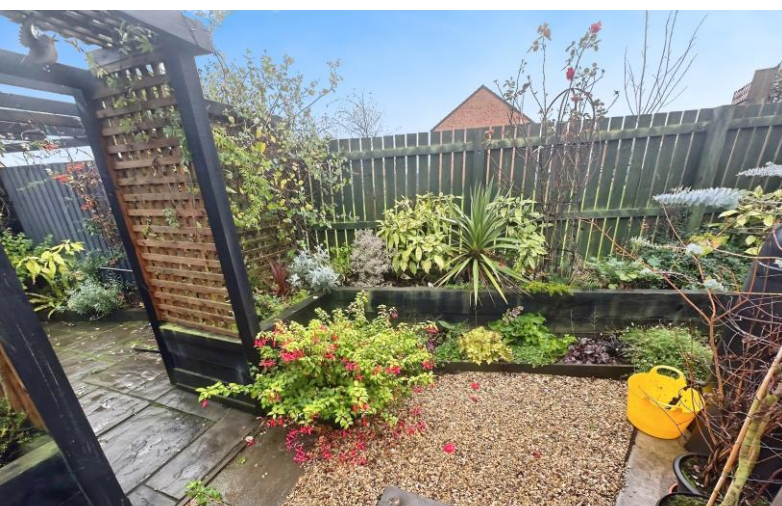
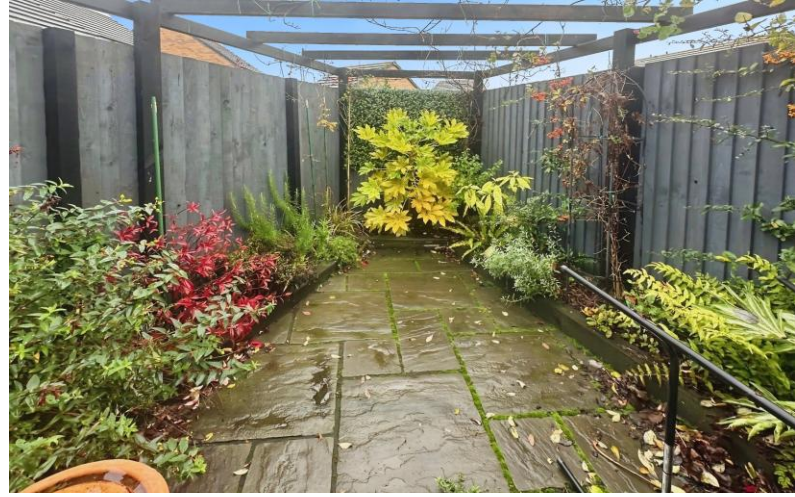
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: A

EPC RATING: B

AS00010418 GD/FG VERSION ONE





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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