



Wansbeck Road | Ashington | NE63 8HZ

£165,000

Absolutely stunning three-bedroom terraced family home in the west end of Ashington close to local schools and with excellent transport links. The property briefly comprises of a light and airy lounge and dining room with a feature open staircase and a modern well fitted kitchen to the ground floor. To the first floor you will find three well-presented bedrooms and a large updated bathroom. Externally there is a spacious double garage with power and light a rear court yard and a small front garden. This is an exceptional property and we recommend early viewing to appreciate the accommodation on offer.

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ENTRANCE: Porch with composite door, parquet flooring.

LOUNGE: 17'10 (5.44) into alcove X 12'7 (3.84)
Double glazed front window, two double radiators, fire surround with electric fire, television point, laminate flooring coving to ceiling, ceiling rose, double doors to:

DINING ROOM: 12'7 (3.84) X 11'6 (3.51) stairs to first floor
Double glazed rear patio doors, single radiator, coving to ceiling, built in cupboard, laminate flooring.

KITCHEN: 5'8 (1.73) X 15'3 (4.65)
Double glazed rear window, range of wall, floor, and drawer units with coordinating roll edge work surfaces, coordinating sink unit and drainer with mixer tap, tiled splashbacks, built in electric fan double oven, electric hob with extractor fan above, space for fridge freezer, integrated dishwasher, laminate flooring, double glazed rear door.

FIRST FLOOR LANDING: Double glazed rear

BEDROOM ONE: 11'4 (3.45) into alcove X 12'0 (3.66) Double glazed rear window, single radiator.

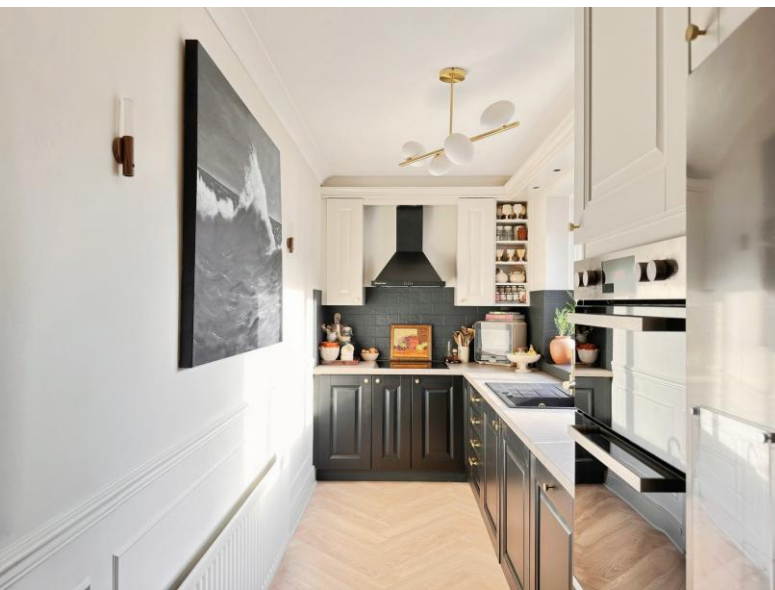
BEDROOM TWO: 9'4 (2.84) into alcove 11'11 (3.63)
Double glazed front window, single radiator.

BEDROOM THREE: 8'2 (2.48) X 8'5 (2.57)
Double glazed front window, single radiator.

BATHROOM/WC: 5'10 (1.79) X 11'5 (3.48)
4-piece white suite comprising:
Panelled bath, pedestal wash hand basin, shower cubicle, low level wc, spotlights, double glazed window to rear, heated towel rail, tiling to walls, tiled flooring, extractor fan.

FRONT GARDEN: low maintenance garden.

GARAGE: 14'3 (4.34) X 17'5 (5.31)
Double attached with electric garage door with power and lighting, also plumbed for washing machine.



PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: Mains

Mobile Signal Coverage Blackspot: No

Parking: Garage

EPC: D

Council tax band: A

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: D

AS00010401 GD/FG BROCHURE VERSION TWO



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**ROOK
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	64 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.