



Barnston| Ashington | NE63 9UA

**Offers in excess of £159,950**

Well-presented three-bedroom semi-detached family home in the popular North Seaton area of Ashington close to local shops and with excellent transport links. The property briefly comprises of a hallway, living room and large fitted kitchen downstairs, while upstairs you will find three bedrooms and a family bathroom. Externally there is a low maintenance front garden, a paved rear garden and attached garage to the side.

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**Three-bedroom semi-detached home in North Seaton**

**Gas central heating**

**Double glazing**

**Large kitchen**

**Low maintenance gardens**

**Attached garage**

**EPC: TBC**

**Freehold**

**Council tax: B**

For any more information regarding the property please contact us today

ENTRANCE: UPVC entrance door

ENTRANCE HALLWAY: Stairs to first floor landing.

LOUNGE: 13'7 (4.15) X 12'0 (3.66)

Double glazed front window, feature single radiator, television point, coving to ceiling.

KITCHEN/DINER: 15'8 (4.78) X 10'3 (3.12) L shaped 13'9 (4.19) x 7'2 (2.18)

Double glazed rear window, double radiator, 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 assisted oven, gas hob with extractor fan above, space for fridge/freezer, tiling to floor, spotlights, doubled glazed rear door and patio door.

FIRST FLOOR LANDING: Double glazed side window, loft access

BEDROOM ONE: 8'7 (2.62) X 13'5 (4.09)

Double glazed front window, single radiator, fitted wardrobes.

BEDROOM TWO: 9'2 (2.79) X 9'1 (2.77)

Double glazed rear window, single radiator, built in cupboard.

BEDROOM THREE: 6'8(2.03) X 7'4 (2.24)

Double glazed side window, single radiator.

BATHROOM/WC: 3-piece white suite comprising: Shower over, bath, wash hand basin, low level wc, heated towel rail, tiling to walls, laminate flooring.

FRONT GARDEN: Low maintenance garden.

REAR GARDEN: Low maintenance garden, greenhouse, paved area.

GARAGE: Single attached garage with up and over door.

**T: 01912744661**

**Fenham@rmsestateagents.co.uk**

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#### PRIMARY SERVICES SUPPLY

Electricity: TBC

Water: TBC

Sewerage: TBC

Heating: TBC

Broadband: TBC

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. 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

AS00010387 GD/FG VERSION ONE



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## 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.

