



Sycamore Street | Ashington | NE63 0BB

**Asking price £89,950**

Very presented three-bedroom terraced house in Ashington close to local schools, Town Centre and the newly opened train station. This stunning house briefly comprises of a large living room, spacious kitchen diner, and modern cloakroom downstairs.

Upstairs you will find three good sized double bedrooms and a contemporary bathroom.

Externally there is a small paved front garden and a large rear yard with vehicular access.

No onward chain.

ROOK  
MATTHEWS  
SAYER



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For any more information regarding the property please contact us today

ENTRANCE: UPVC Entrance door.

ENTRANCE HALLWAY: Small foyer.

CLOAKS/WC (Off kitchen) 6'7 (2.00) x 6'1 (1.85)  
Low level WC, wash hand basin, vinyl flooring, double glazed window, double radiator.

LOUNGE: 14'10 (4.52) X 18'10 (5.74) into alcove  
French double glazed front door, double radiator, fire surround with electric fire inset and hearth, coving to ceiling, double doors to kitchen.

KITCHEN/DINING ROOM: 15'8 (4.78) X 11'9 (3.58)  
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 double oven, electric hob with extractor fan above, space for fridge freezer, plumbed for washing machine, spotlights, vinyl flooring.

FIRST FLOOR LANDING: Loft access, double radiator

BEDROOM ONE: 10'1 (3.07) into alcove X 15'0 (4.57)  
Double glazed front window, double radiator.

BEDROOM TWO: 8'6 (2.59) X 11'9 (3.58)  
Double glazed front window, double radiator.

BEDROOM THREE: 9'10 (2.99) X 11'7 (3.53)  
Double glazed dormer rear window, double radiator.

BATHROOM WC: 8'4 (2.54) X 9'0 (2.74)  
3-piece white suite comprising:  
Panelled bath, mains shower over, large wash hand basin, low level wc, spotlights, double glazed rear window, heated towel rail, vinyl flooring, cladding to ceiling.

FRONT GARDEN: Paved

YARD TO REAR: Woodstore

DETACHED OUTHOUSE: Power and lighting.





#### PRIMARY SERVICES SUPPLY

Electricity: Mains  
Water: Mains  
Sewerage: Mains  
Heating: Mains  
Broadband: ADSL Copper wire  
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.

#### 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 AS00010436 VERSION ONE



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## EPC RATING TBC

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**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.

