



Mendip Close | Ashington | NE63 0HU

£185,000

Well-presented three-bedroom semi-detached family home in Ashington close to local shops and with excellent transport links. The property briefly comprises of an entrance porch, large living room, spacious kitchen diner, and conservatory downstairs. To the first floor you will find three bedrooms and a family bathroom, while outside there is a lawned front garden with driveway to the detached garage to the front and an enclosed rear garden with patio area.

ROOK
MATTHEWS
SAYER



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Well-presented three bedroomed semi-detached family home in Ashington.

Gas central heating

Double glazing

Garage

Conservatory

Gardens front and rear

No onward chain

EPC: C

Council tax band: B

Freehold

For any more information regarding the property please contact us today

ENTRANCE: Porch, double glazed side window, UPVC entrance door.

LOUNGE: 14'3 (4.34) X 11'4 (3.45)

Double glazed front window, electric fire, double radiator, television point.

KITCHEN/DINER: 8'7 (2.62) X 14'3 (4.34)

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 splash backs, built in electric fan assisted oven, gas hob with extractor fan above, space for fridge/freezer, plumbed for washing machine, laminate flooring, double glazed patio doors leading to:

CONSERVATORY/SUN ROOM: 8'5 (2.57) X 9'6 (2.90)

Dwarf wall, laminate flooring, double glazed.

FIRST FLOOR LANDING: Double glazed side window, loft access.

BEDROOM ONE: 8'4 (2.54) X 10'5 (3.18)

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

BEDROOM TWO: 7'7 (2.31) X 8'6 (2.59)

Double glazed rear window, single radiator, two built in cupboards.

BEDROOM THREE: 5'9 (1.75) X 8'10 (2.69)

Double glazed rear window, single radiator.

BATHROOM/WC

3-piece white suite comprising:

Panelled bath, shower over, wash hand basin, low level wc, spotlights, double glazed rear window, heated towel rail, part tiling to walls, laminate flooring.

FRONT GARDEN: Laid mainly to lawn, driveway leading to garage

REAR GARDEN: Laid mainly to lawn, patio area

GARAGE: Single detached, up and over garage door.



PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: Other

Mobile Signal Coverage Blackspot: No

Parking: Garage and 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.

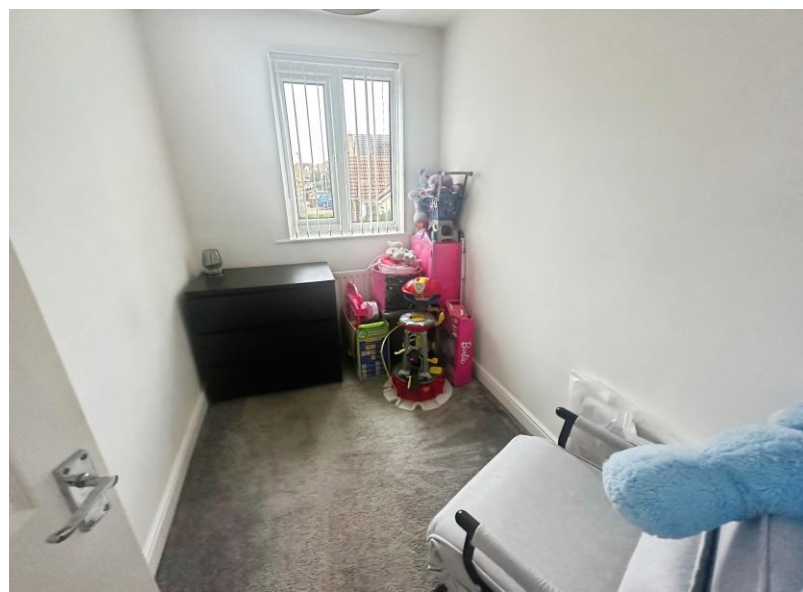
TENURE

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: C

AS00010377 GD/FG VERSION ONE



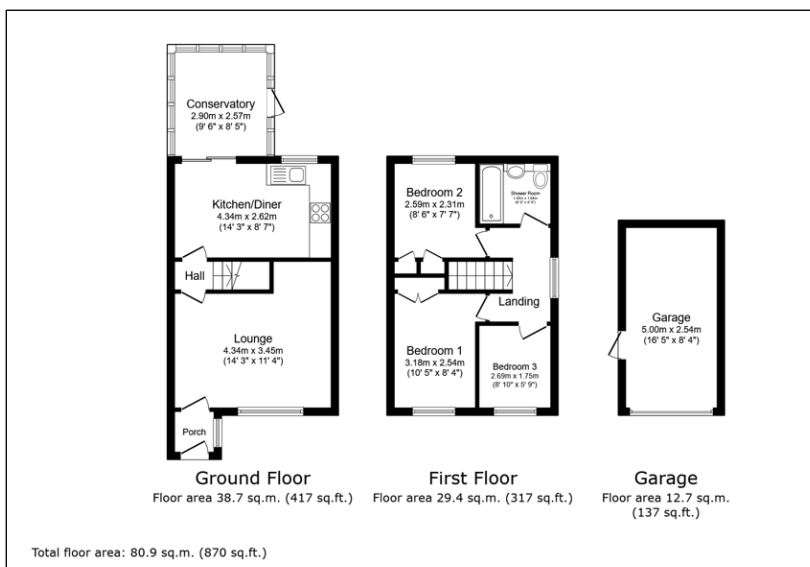
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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.