



Powburn Place | Ashington | NE63 8SJ

**Asking price of £220,000**

This beautifully presented three-bedroom home is finished to a high standard throughout and offers stylish, modern living. The property features a spacious master bedroom complete with en-suite, alongside two further well-proportioned bedrooms. At the heart of the home is a stunning contemporary kitchen with quality fittings and generous workspace. Externally, the property boasts an attractive low-maintenance rear garden, a welcoming front garden and private driveway providing off-road parking. Conveniently located close to local amenities, schools, and transport links, this sought-after home combines comfort, style, and practicality in equal measure.

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**Beautifully presented three-bedroom home finished to a high standard throughout**

**Spacious master bedroom featuring a stylish en-suite**

**Stunning contemporary kitchen with quality fittings and ample workspace**

**Bright and airy living spaces**

**Two further well-proportioned bedrooms**

**Elegant family bathroom with modern fixtures and finishes**

**Attractive low-maintenance garden**

**Sought-after property offering comfort, style**

**For any more information regarding the property please contact us today**

#### PROPERTY DESCRIPTION:

**ENTRANCE PORCH:** Useful and versatile porch, door to:

**ENTRANCE HALLWAY:** Laminate flooring door to:

**LOUNGE:** 10'4 (3.15) X 14'9 (4.50) plus bay  
Double glazed front bay window, double radiator, television point, coving to ceiling, stairs to first floor.

**DINING ROOM:** (rear): 11'6 (3.51) X 8'4 (2.54)  
French patio doors, single feature radiator.

**DOWNSTAIRS CLOAKS/W.C.:** hand washbasin, low level w.c., radiator, laminate flooring.

**KITCHEN:** 7'6 (2.29) X 10'11 (3.33)), fabulous, high gloss, re-fitted kitchen, incorporating a range of sleek and stylish base, wall and drawer units, silestone worktops, integrated single electric oven, hob, cooker hood, dishwasher, microwave, space for fridge freezer, sink unit with hot and cold mixer taps, spotlights to ceiling, modern flooring, double glazed window,

**UTILITY ROOM/STUDY ROOM:** 7'11(2.41) X 16'5(5.00)  
Double glazed window, fitted base units and work surface, stainless steel sink unit, plumbed for washing machine, double radiator, modern flooring.

**FIRST FLOOR LANDING AREA:** double glazed window, large loft access with pull down ladders, we understand that the loft is partially boarded for storage purposes, door to:

**FAMILY BATHROOM:** Gorgeous, fitted bathroom, comprising of, bath with panel, wash hand basin, low level w.c. tiled walls and floor, chrome ladder radiator, double glazed window.

**BEDROOM ONE:** 9'8 (2.95) X 15'3 (4.65) Double glazed window, single radiator, modern flooring door to:

**EN-SUITE SHOWER ROOM:** Contemporary and stylish en-suite, comprising of, shower cubicle with mains shower wash hand basin, low level w.c, tiled flooring, tiled walls, spotlights to ceiling.

**BEDROOM TWO:** 9'1 (2.77) X 11'2 (3.40)  
Double glazed window, single radiator, modern flooring.

**BEDROOM THREE:** 10'0 (3.05) X 7'10 (2.39)  
Double glazed window, double radiator, modern flooring.

**EXTERNALLY:** Front garden laid mainly to lawn, driveway. Rear garden low maintenance, patio area, astro turf.

**T: 01670 850 850**

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#### PRIMARY SERVICES SUPPLY

Electricity: TBC

Water: TBC

Sewerage: TBC

Heating: TBC

Broadband: TBC

Mobile Signal Coverage Blackspot: TBC

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.

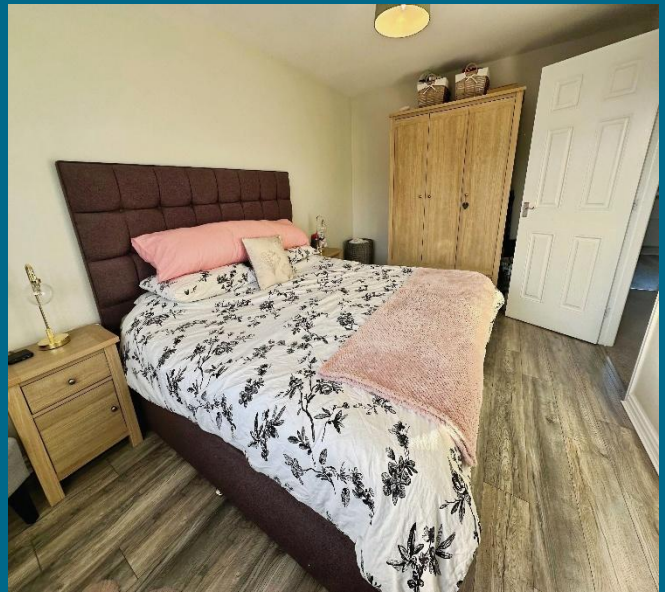
#### TENURE

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: C**

**EPC RATING: C**

AS00010440 GD/FG VERSION ONE



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	89 B
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 relation to this property.

**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.

