



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.

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**Well-presented three bedrooomed 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) X11'4 (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) X9'6(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.

**BATHRROM/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**

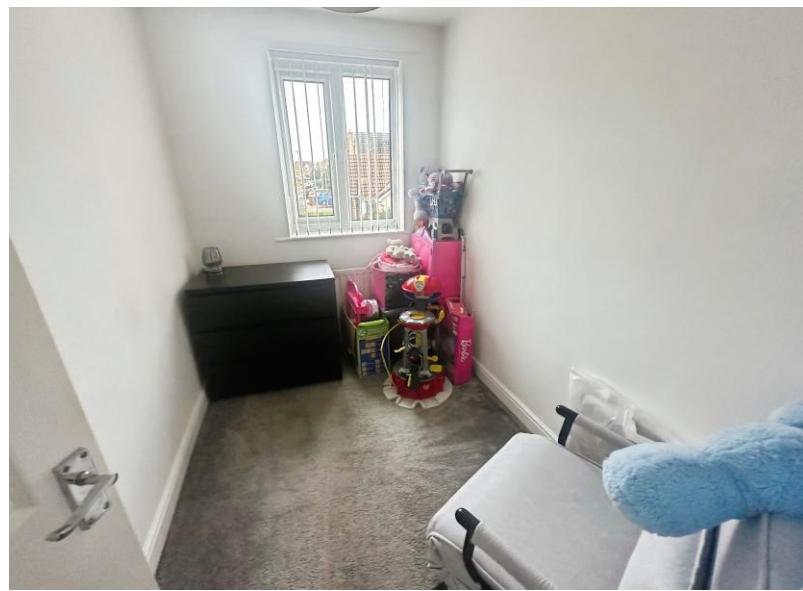
The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any. The North East region is famous for its rich mining heritage. We have been advised that 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**

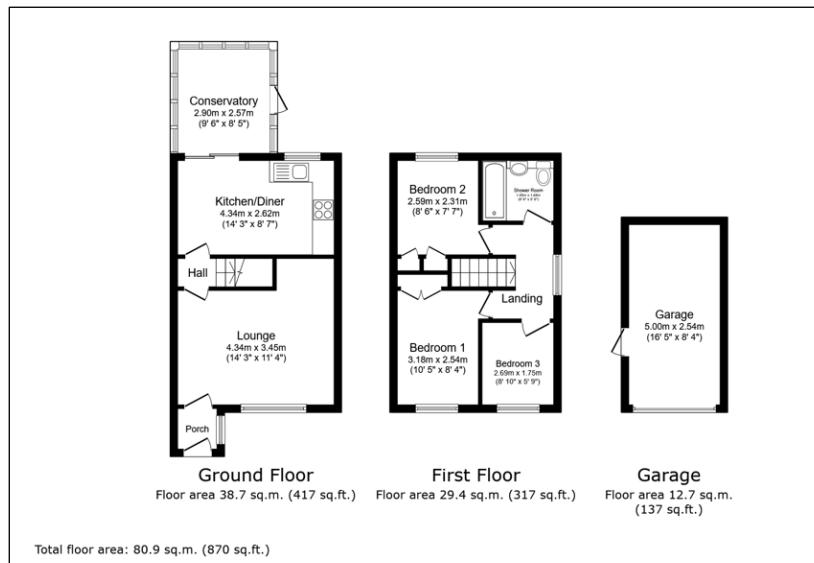
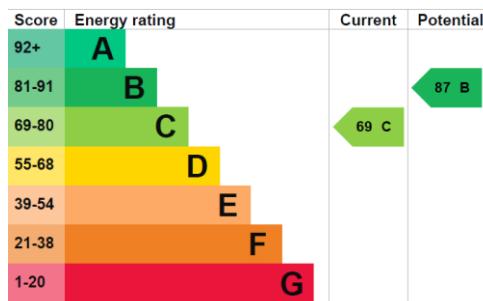
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**Money Laundering Regulations** – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.



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