



Whittingham Close, Ashington, NE63 8XX

**Offers over £300,000**

This beautifully presented four-bedroom detached home is located on the highly sought-after Wellhead Dene in Ashington. Ideally situated close to local schools and offering excellent transport links, this property makes an ideal family home.

The ground floor features a spacious lounge and a modern fitted kitchen with a dining area, perfect for family living and entertaining. The property also benefits from a converted garage made into a utility room

Upstairs, there are four well-proportioned bedrooms, including a master bedroom with a stylish en suite. The main family bathroom features a charming claw-foot bath, adding a touch of elegance and character.

Externally, the home boasts a low-maintenance paved area to the rear, ideal for outdoor dining or relaxing, while the front provides off-street parking for two vehicles.

Early viewing is highly recommended to fully appreciate the quality, space, and comfort this stunning property has to offer.

ROOK  
MATTHEWS  
SAYER



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**Four-bedroom detached house**

**Gas central heating**

**Double glazing**

**Master bedroom with ensuite**

**Gardens to front and rear**

**Council tax band: D**

**EPC: tbc**

**Tenure: Leasehold - 999 years from 1991**

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

**ENTRANCE:** UPVC entrance door

**ENTRANCE HALLWAY:** Stairs to first floor landing, laminate flooring, single radiator, storage cupboard.

**LOUNGE:** 8'8 (2.64) X 14'8(4.47)

Double glazed front window, double radiator, fire surround with electric fire, television point, coving to ceiling.

**KITCHEN/DINING ROOM:** 26'0 (7.93) X 18'10 (5.74)

Double glazed rear window, two double radiators, range of wall, floor and drawer units with wood roll edge worktops, Belfast sink, tiled splashbacks, space for range cooker, integrated fridge/freezer, dishwasher, laminate flooring, double glazed patio doors to rear.

**UTILITY ROOM:** converted garage:11'9 (3.58) X 7'6 (2.29)

Fitted wall and base units/work surface, stainless steel sink unit with mixer taps, space for fridge/freezer, plumbed for washing machine.

**BEDROOM ONE:** 11'9(3.58) X 12'3(3.73)

Double glazed front bay window, single radiator

**EN SUITE:** 5'2 (1.57) X 4'8 (1.42)

Double glazed front window, low level wc, hand basin, shower cubicle, mains shower, tiling to walls, heated towel rail, spotlights, tiling to floor.

**BEDROOM TWO:** 10'8 (3.25) X 10'8 (3.25)

Double glazed rear window, double radiator

**BEDROOM THREE:** 7'11 (2.41) X 12'8 (3.86)

Double glazed front window, single radiator.

**BEDROOM FOUR:** 9'10 (2.99) X 7'9 (2.36)

Double glazed rear window, single radiator.

**BATHROOM/WC:** 3-piece suite comprising of:

Free standing clawed bath, mixer shower over, pedestal wash hand basin, low level wc, double glazed rear window, single radiator, part tiling to walls, laminate flooring.

**FRONT GARDEN:** with open aspect, laid mainly to lawn.

**REAR GARDEN:** laid mainly to artificial grass, bushes and shrubs, patio area.

**GARAGE:** Attached single 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

Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.

Length of Lease: 999 years from 1991

Ground Rent: £35.00 per annum.

**COUNCIL TAX BAND: D**

**EPC RATING: TBC**



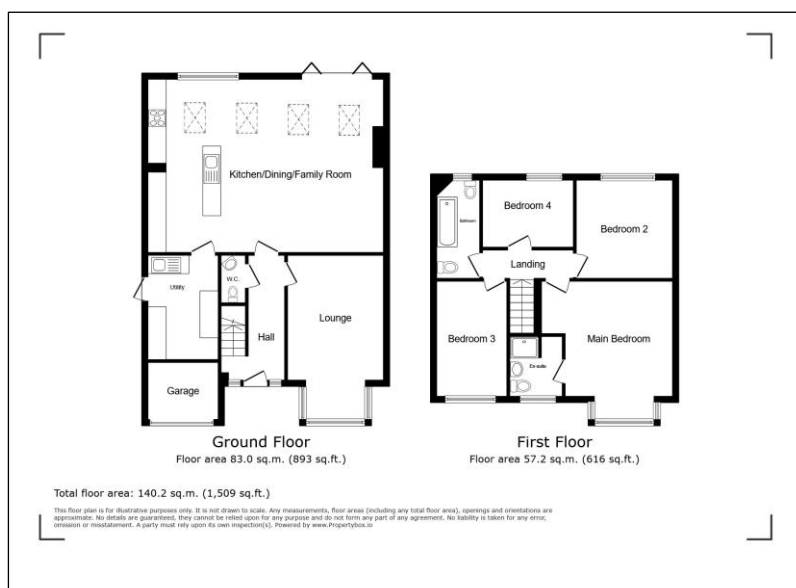
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**Money Laundering Regulations** – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use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

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