



Falstone Crescent | Ashington | NE63 0TY

**Auction Guide Price £105,000**

This property requires updating and modernising but offers great potential. Briefly comprising of lounge, kitchen with utility area, dining room, three bedrooms and a bathroom with WC. The property also benefits from double glazing and gas central heating. Front and rear gardens with driveway and garage. Priced to sell, it represents an excellent opportunity for buyers looking to create their ideal home.

ROOK  
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Property requires updating and modernising

3-bedroom semi detached

Double glazing

Gas central heating

Lounge

Dining room

Bathroom

EPC: TBC

Council tax band: B

Freehold

Close to college, schools and hospital

For any more information regarding the property please contact us today

ENTRANCE: Entrance door

ENTRANCE HALLWAY: Stairs to first floor landing, double radiator, storage cupboard.

LOUNGE: 11'3 (3.43) X 13'11(4.24)  
Double glazed front window, double radiator, gas fire, built in storage cupboard, television point, sliding door to:

DINING ROOM: 8'5 (2.57) X 11'2 (3.40)  
Double glazed rear window

KITCHEN: 9'8 (2.95) X 10'10 (3.30)  
Double glazed rear window, single radiator, range of wall, floor and drawer units with coordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer tap, space for cooker, space for fridge and freezer.

UTILITY ROOM: Double glazed rear window, plumber for washing machine and dishwasher.

FIRST FLOOR LANDING:  
Double glazed side window.

BEDROOM ONE: 8'2 (2.48) X 13'11 (4.24)  
Double glazed front window, single radiator, fitted wardrobes.

BEDROOM TWO: 11'1 (3.38) X 10'0 (3.05)  
Double glazed rear window, single radiator.

BEDROOM THREE: 7'4 (2.24) X 10'8 (3.25)  
Double glazed front window, single radiator.

BATHROOM/WC: 3 piece white suite comprising of wash hand basin, shower cubicle, low level wc, cladding to walls, double glazed rear window, double radiator.

FRONT GARDEN: Laid mainly to lawn, bushes and shrubs, driveway leading to garage.

REAR GARDEN: Laid mainly to lawn, bushes and shrubs.

GARAGE: Single garage with up and over door

T: 01912744661

Fenham@rmsestateagents.co.uk

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### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

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.

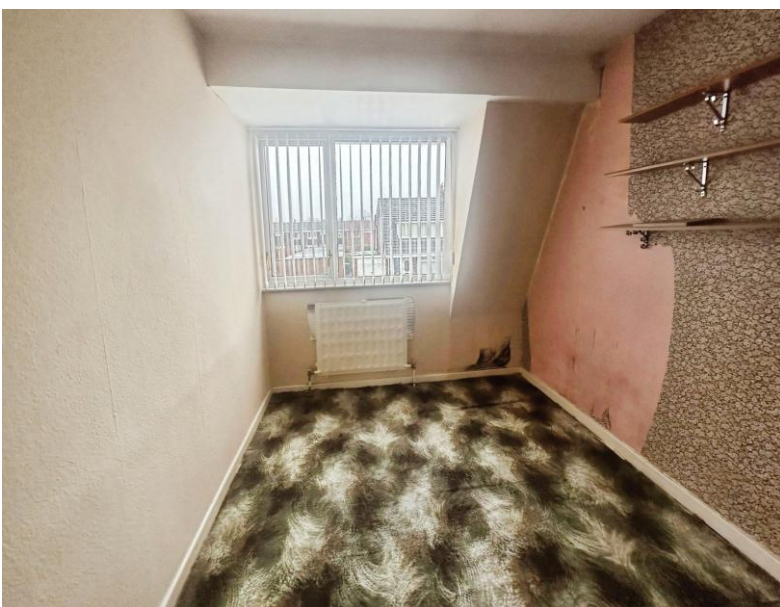
### TENURE

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: E**

GD/FG AS00010373 VERSION ONE



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	49 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.

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