



Barnston | Ashington | NE63

£175,000

Absolutely stunning three- bedroom semi- detached house in the popular North Seaton area of Ashington, close to local shops, schools and with excellent road links. This extended and improved home boasts a modern spacious lounge opening to dining room and conservatory, a stunning kitchen with integrated appliances and cloakroom downstairs. To the first floor you will find three good sized bedrooms , the principal with fitted robes and a contemporary family bathroom. Externally there is a driveway for two cars and a garage to the front while to the rear there is a stunning low maintenance paved garden which benefits from a home bar ideal for entertaining! This is a beautiful home and we would recommend early viewing to avoid disappointment.

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Fantastic Three Bedroom Semi Detached House in Ashington

Modern Lounge with Media Wall and Laminate Flooring

Dining Room Leading to Conservatory

Large Well Appointed Kitchen

Three Good sized Bedrooms

Stunning Family Bathroom

Paved Rear Garden with Bar Room

Driveway for Two Cars and Garage.

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION

ENTRANCE: UPVC Entrance door

ENTRANCE HALLWAY: Stairs to first floor landing, radiator, modern flooring.

DOWNSTAIRS CLOAKS/W.C.: (Off utility room)
Low level wc, wash hand basin, extractor fan.

LOUNGE: 13'6 (4.12) x 12'1 (3.68)
Double glazed window, media wall, radiator, television point, archway to:

DINING ROOM: 10'11 (3.33) x 8'8 (2.64)
Double glazed patio doors to Sun room, radiator

KITCHEN: 7'1 (2.16) x 19'5 (5.92)
Double glazed window, range of wall, floor and drawer units with coordinating roll edge work surfaces, coordinating sink unit and drainer with mixer tap, gas hob with extractor fan above, space for range cooker, integrated fridge/freezer, modern flooring, spotlights

CONSERVATORY/SUN ROOM: 9'2 (2.79) x 8'2 (2.48)
Double glazed windows, radiator, double glazed French doors.

FAMILY BATHROOM: 3 piece white suite comprising:
Panelled bath, mains shower over, wash hand basin, heated towel rail, tiling to floor and walls

BEDROOM ONE: 13'0 (3.96) x 8'6 (2.59)
Double glazed window, radiator, fitted wardrobes, television point.

BEDROOM TWO: 9'2 (2.79) x 9'2 (2.79)
Double glazed window, radiator, built in cupboard, television point

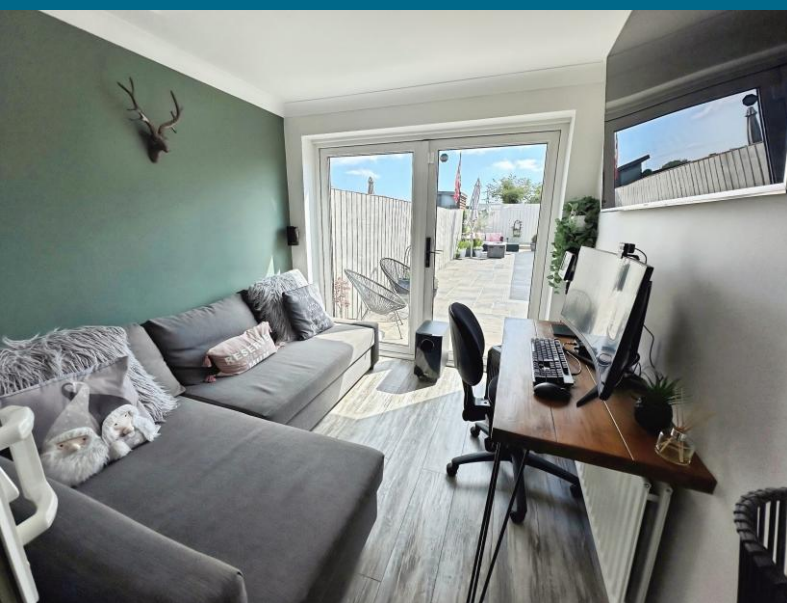
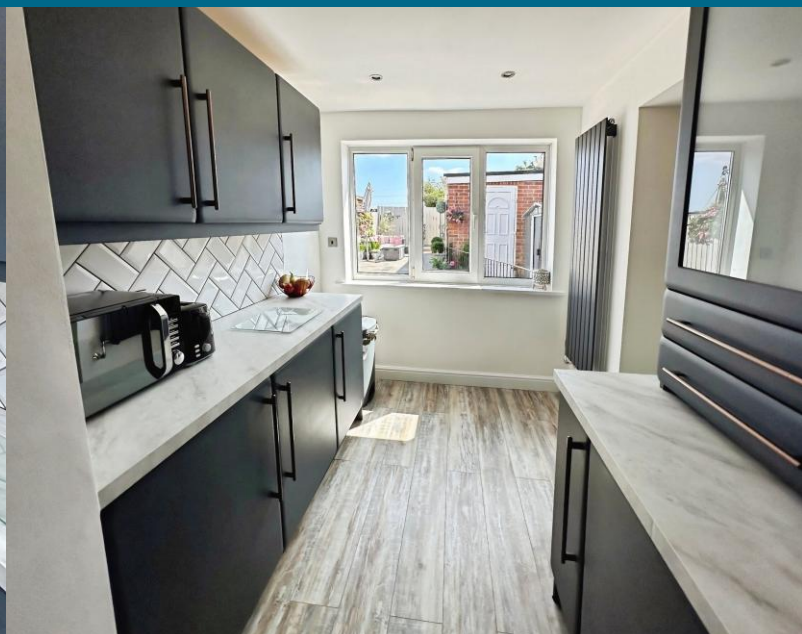
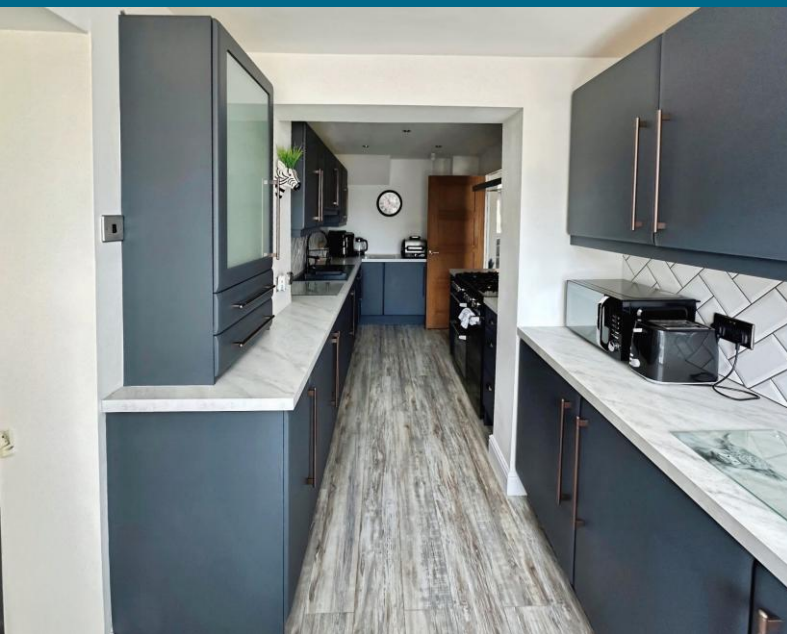
BEDROOM THREE: 6'9 (2.06) x 9'3 (2.82)
Double glazed window, radiator.

EXTERNALLY: FRONT GARDEN: Driveway leading to garage
REAR GARDEN: Low maintenance garden with outside bar
GARAGE: Single attached up and over door with power and lighting

T: 01670 850850

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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

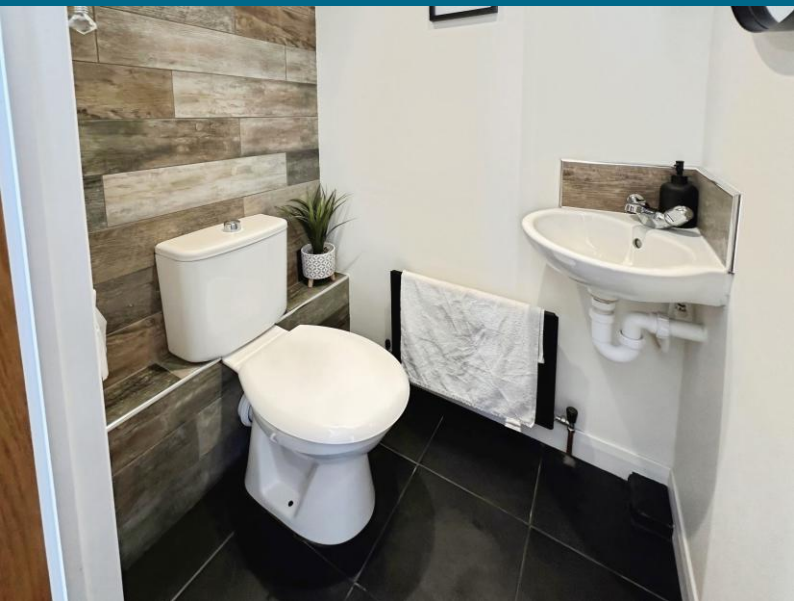
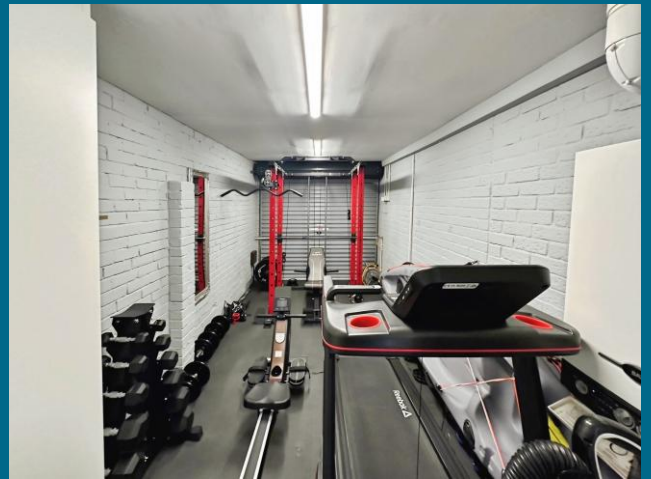
MINING

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

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:

EPC RATING: tbc



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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.

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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