



WEST VIEW ASHINGTON

Beautifully presented family home in the popular location of West View. The room sizes are all well proportioned and have tasteful decor throughout. The Large lounge leads through to the dining room. There is a large gallery kitchen and utility with a ground floor W/C. gas central heating and double glazed. To the first floor there is a large modern bathroom and three good sized bedrooms. Externally there is a large well stocked front garden with parking and an attached garage and yard to the rear. Viewing recommended.

To arrange your viewing contact the Ashington branch on 01670 850850.

OIEO £ 125,000



ROOK
MATTHEWS
SAYER

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WEST VIEW

ASHINGTON

ACCOMMODATION COMPRISES

ENTRANCE

Porch UPVC Entrance Door, single radiator

HALLWAY

Stairs to first floor landing, single radiator, laminate flooring

LOUNGE 13'7 (4.15) x 18'0 (5.49)

Double glazed window to front, double radiator, fire surround with marble effect inset and hearth, electric fire, television point, coving to ceiling

DINING ROOM 13'7 (4.15) X 12'0 (3.66)

Double glazed window to rear, single radiator, telephone point, coving to ceiling to coving, laminate flooring

KITCHEN 12'2 (3.71) x 8'6 (2.59)

Double glazed window to side, range of wall, floor and drawer units with co-ordinating square edge work surfaces, stainless steel sink unit and drainer with mixer tap, tiled splash backs, built in electric fan assisted oven, electric hob with extractor fan above, double radiator, tiling to flooring, coving to ceiling, storage cupboard understairs, double glazed door to

UTILITY ROOM

Double glazed window to side, fitted wall and base units/work surface, stainless steel sink unit, space for fridge & freezer, plumbed for washing machine, single radiator, door leading to

CLOAKS/WC

Low level WC, vinyl to flooring

FIRST FLOOR LANDING

Loft access, coving to ceiling

BEDROOM ONE 8'11 (2.72) into alcove X 13'1 (3.99)

Double glazed window to front, double radiator

BEDROOM TWO 10'5 (3.18) X 9'6 (2.90)

Double glazed window to rear, double radiator, fitted wardrobes and drawers, coving to ceiling

BEDROOM THREE 7'10 (2.39) X 10'2 (3.10)

Double glazed window to front, double radiator

BATHROOM/WC

4 piece white panelled bath, wash hand basin in vanity unit, double shower cubicle, low level w/c, two double glazed windows to rear, double radiator, laminate flooring, cladding to walls and ceiling

FRONT GARDEN

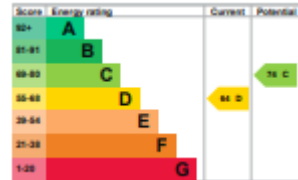
Laid mainly to lawn, bushes and shrubs, flower borders, driveway

REAR YARD

Outside tap

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: A

EPC Rating: D

AS00009583/GD/DS/28.09.2023/V.1

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