



Parkside Court Ashington

- Detached House
- Three Bedrooms
- Currently Tenanted
- Garage
- Modern Fitted Kitchen
- Enclosed Rear Garden

Offers in the Region Of £180,000

01670 850 850
2 Laburnum Tce, Ashington, NE63 0XX

ROOK
MATTHEWS
SAYER

www.rookmatthewssayer.co.uk
ashington@rmsestateagents.co.uk

Parkside Court, Ashington

PROPERTY DESCRIPTION

ENTRANCE

UPVC door

ENTRANCE HALLWAY

Stairs to first floor landing, laminate flooring, double radiator, storage cupboard, double glazed window to side.

CLOAKS/WC

Low level WC, wash hand basin, laminate tiling.

LOUNGE 12'11 (3.94) x 13'1 (3.99)

Double glazed window to front, double radiator, television point, coving to ceiling.

KITCHEN/DINING ROOM 9'9 (2.97) x 18'0 (5.49)

Double glazed window to rear, double radiator, range of wall, floor and drawer units with co-ordinating granite 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, laminate flooring, coving to ceiling, spotlights, double glazed patio doors to rear.

UTILITY ROOM 5'3 (1.60) x 5'7 (1.70)

Stainless steel sink unit with mixer tap, plumbed for washing machine, single radiator, laminate flooring.

FIRST FLOOR LANDING

Double glazed window to side, loft access, built in storage cupboard.

BEDROOM ONE 13'0 (3.96) x 11'1 (3.38)

Double glazed window to front, single radiator, coving to ceiling.

EN SUITE

Double glazed window to front, low level WC, pedestal wash hand basin, single radiator, mains shower cubicle, part tiling to walls, vinyl flooring.

BEDROOM TWO 8'0 (2.44) x 10'0 (3.05)

Double glazed window to rear, single radiator, coving to ceiling, television point.

BEDROOM THREE

Double glazed window to rear, coving to ceiling, radiator.

BATHROOM W/C

3-piece white suite comprising of: panelled bath, pedestal wash hand basin, low level WC, double glazed window to side, single radiator, part tiling to walls, vinyl flooring.

FRONT GARDEN

Laid mainly to lawn, driveway.

REAR GARDEN

Laid mainly to lawn, decking, fencing.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: Garage, Driveway

MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

RESTRICTIONS AND RIGHTS

Listed? No

Conservation Area? No

Restrictions on property? No

Easements, servitudes or wayleaves? No

Public rights of way through the property? No

RISKS

Flooding in last 5 years: No

Risk of Flooding: Zone 3

Any flood defences at the property: No

Coastal Erosion Risk: Low

Known safety risks at property (asbestos etc.): No

BUILDING WORKS

Any known planning permissions or proposals in the immediate locality: No

Outstanding building works at the property: No

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

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | 88 B | 90 B |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

COUNCIL TAX BAND: C

EPC RATING: B

AS00009677.GD.LD.12.02.2024.V.1

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.

16 Branches across the North-East

