



Ascot Grove Ashington

An extremely well presented four bedroom detached family home in the popular Orchid Meadows Estate, Ashington. The property briefly comprises of hallway, attractive lounge, dining room, conservatory, large kitchen with breakfast bar and WC. Upstairs there is a master bedroom with fitted robes and en-suite, two bedrooms share a "Jack and Jill" shower room and the fourth benefits from fitted robes. There is also a family bathroom. Externally there is a large rear garden with patio area, a front garden laid mainly to lawn with a driveway for four cars leading to the integral garage.

Offers over: **£275,000**

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Ashington

PROPERTY DESCRIPTION

ENTRANCE

UPVC entrance door

ENTRANCE HALLWAY

Stairs to first floor landing, laminate flooring, single radiator.

CLOAKS/WC

Low level WC, wash hand basin, laminate flooring.

LOUNGE 10'7 (3.22) x 14'10 (4.52) into bay

Double glazed bay window to front, double radiator, fire surround with inset and hearth, gas fire, television point, coving to ceiling, double doors to dining room.

DINING ROOM 9'11 (3.02) x 10'7 (3.22)

Double glazed patio doors to conservatory, coving to ceiling, double radiator.

KITCHEN 14'0 (4.27) x 10'4 (3.15)

Double glazed window to rear, double radiator, range of wall, floor and drawer units with co-ordinating roll edge work surfaces, twin circular stainless steel sink unit and drainer with mixer tap, tiled splash backs, built in electric fan assisted oven, gas hob with extractor fan above, integrated: fridge, freezer, washing machine, dishwasher, microwave, tiling to floor, spotlights, double glazed door to rear, dining bench.

CONSERVATORY 8'1 (2.46) x 8'10 (2.69)

Dwarf wall, double glazed windows, ceiling fan, double radiator, laminate flooring.

FIRST FLOOR LANDING

Loft access, built in storage cupboard.

LOFT

Partially boarded, pull down ladders, lighting and power.

BEDROOM ONE 10'10 (3.30) x 11'11 (3.63)

Double glazed window to front, double radiator, fitted wardrobes.

BEDROOM TWO 10'3 (3.12) x 9'4 (2.84)

Double glazed window to rear, double radiator, fitted wardrobes.

BEDROOM THREE 9'11 (3.02) x 8'6 (2.59)

Double glazed window to front, double radiator, fitted wardrobes.

JACK AND JILL ENSUITE (BEDROOMS 3 & 4)

Shower cubicle, wash hand basin set in vanity unit, low level WC, towel rail, laminate flooring, double glazed window to side.

BEDROOM FOUR 8'7 (2.62) x 8'11 (2.72)

Double glazed window to rear, double radiator.

BATHROOM/WC

3 piece suite comprising: panelled bath, pedestal wash hand basin, low level WC, double glazed window to rear, single radiator, part tiling to walls, laminate flooring, spotlights.



FRONT GARDEN

Laid mainly to lawn, 4 car driveway leading to garage.

REAR GARDEN

Low maintenance garden, patio area, screen fencing.

GARAGE

Single, attached, up and over door, power and lighting.

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 1

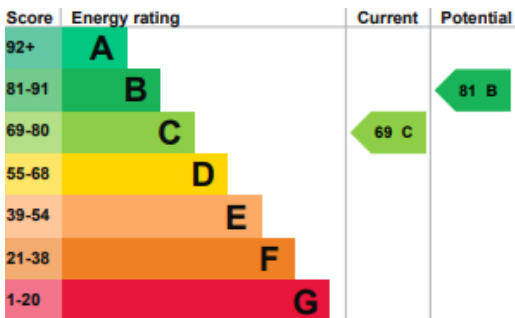
Any flood defences at the property: No

Coastal Erosion Risk: Low

Known safety risks at property (asbestos etc...): 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



COUNCIL TAX BAND: D

EPC RATING: C



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