



## Harrison Crescent Ashington

An outstanding four bedroom detached family home in the ever popular Essendene Rise Estate in Ashington, close to many amenities and with excellent transport links. The property briefly comprises of a spacious bright hallway, cloakroom, beautiful lounge with dual aspect windows and a well fitted modern kitchen diner boasting many integrated appliances with double doors to the rear garden. Upstairs there are four well presented double bedrooms, the master with en-suite and a family bathroom. Externally there is a good sized rear garden with patio area and a lawned front garden with driveway to the integral garage.

**OIRO: £260,000**

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# Harrison Crescent Ashington

## PROPERTY DESCRIPTION

### ENTRANCE HALLWAY

Glazed composite entrance door, stairs to first floor landing, amtico flooring, 2 storage cupboards, burglar alarm.

### GROUND FLOOR WC

Low level WC, pedestal wash hand basin, amtico flooring, extractor fan, single radiator.

### LOUNGE 12'7 (3.84) X 14'9 (4.50)

Double glazed windows to front and side, double radiator, 2 television points.

### KITCHEN/ DINING ROOM 17'5 (5.31) x 9'3 (2.82)

Double glazed window to rear, double radiator, range of wall, floor and drawer units with co-ordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer tap, built in electric fan assisted oven, gas hob with extractor fan above, integrated fridge, freezer, washer/dryer, dishwasher and microwave, amtico flooring, double glazed patio door.

### FIRST FLOOR LANDING

Double glazed window to side, access to fully boarded loft, built in cupboard with hot water tank, single radiator.

### BEDROOM ONE 12'7 (3.84) x 9'4 (2.84)

Double glazed window to front, single radiator, walk-in wardrobe.

### EN-SUITE

Double glazed window to front, low level WC, pedestal wash hand basin, extractor fan, mains shower cubicle, part tiling to walls, heated towel rail, amtico flooring.

### BEDROOM TWO 10'9 (3.28) x 11'2 (3.40)

Double glazed window to front, single radiator.

### BEDROOM THREE 10'4 (3.15) x 12'1 (3.68)

Double glazed window to rear, single radiator

### BEDROOM FOUR 8'5 (2.57) x 9'5 (2.87)

Double glazed window to rear, single radiator.

### BATHROOM/WC

3 piece white suite comprising: mains shower over panelled bath, pedestal wash hand basin, low level WC, double glazed window to rear, heated towel rail, part tiling to walls, amtico flooring.

### FRONT GARDEN

Laid mainly to lawn, driveway leading to garage, block paved.

### REAR GARDEN

Laid mainly to lawn, patio area, bushes and shrubs.

### GARAGE 19'9 (6.02) x 9'4 (2.84)

Single, integral, 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: Driveway, garage.



**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		93 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**COUNCIL TAX BAND: D**

**EPC RATING: B**





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