

# Highfield Drive Ashington

Three bedroom terraced home in the popular North Seaton area of Ashington, close to local shops and excellent transport links. The property briefly comprises of an entrance porch, large kitchen diner and spacious living room downstairs. Upstairs there are three good sized bedrooms, the master with fitted wardrobes, a bathroom and separate WC. Externally you will find a lawned front garden and a secure rear garden with patio area and a single garage.

£117,000











## Highfield Drive Ashington

#### **PROPERTY DESCRIPTION**

#### **ENTRANCE HALLWAY**

UPVC Entrance door, laminate flooring, storage cupboard.

#### LOUNGE 11'5 (3.48) x 17'9 (5.41)

Double glazed windows to front and rear, double radiator, fire surround, television point, coving to ceiling.

#### KITCHEN/DINING ROOM 17'9 (5.41) x 8'6 (2.59)

Double glazed windows to front and 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, tiled splash backs, built in electric fan assisted oven, electric hob with extractor fan above, space for fridge/freezer, plumbed for washing machine/dishwasher, laminate flooring, double glazed door to rear, breakfast bar.

#### FIRST FLOOR LANDING

Built in storage cupboard.

#### BEDROOM ONE 9'8 (2.95) x 9'6 (2.90) to front of wardrobes

Double glazed window to front, double radiator, fitted wardrobes and drawers, built in cupboard, television point.

#### BEDROOM TWO 8'1 (2.46) x 12'2 (3.71)

Built in cupboard, double glazed window to rear.

#### BEDROOM THREE 8'2 (2.48) x 7'2 (2.18)

Double glazed window to rear, single radiator, built in cupboard.

#### **BATHROOM**

2 piece white suite comprising: mains shower over panelled bath, wash hand basin (set in vanity unit), double glazed window to rear, heated towel rail, tiling to walls, tiled flooring.

#### **SEPARATE WC**

Double glazed window to rear.

#### **FRONT GARDEN**

Laid mainly to lawn

#### **REAR GARDEN**

Laid mainly to lawn, low maintenance garden, patio area.

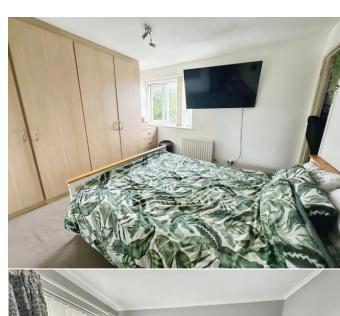
#### **SINGLE GARAGE**

Detached, up and over door, power and lighting.

#### 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

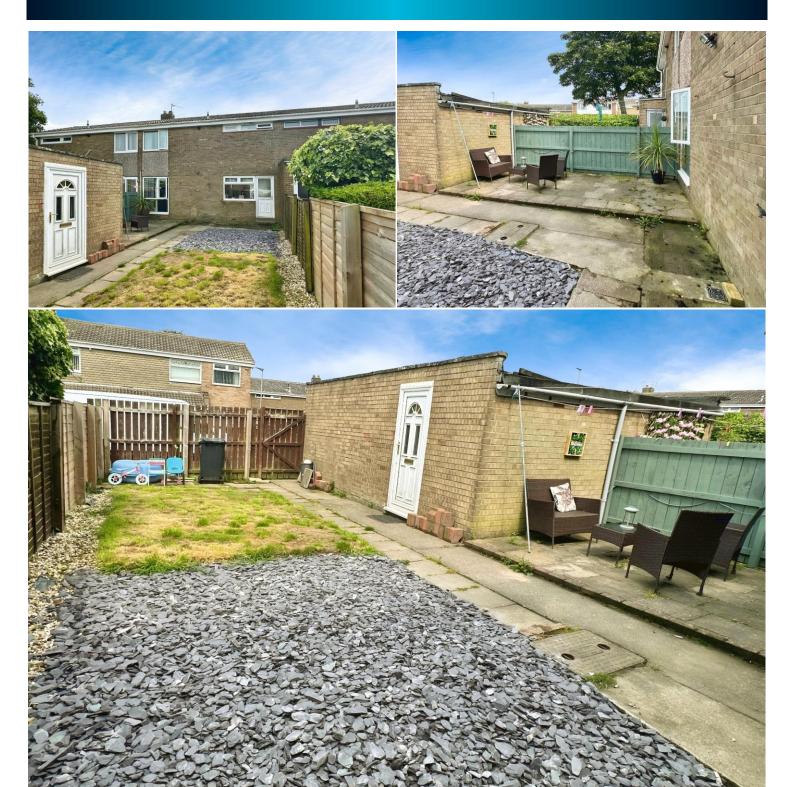
COUNCIL TAX BAND: A EPC RATING: TBC











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 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 laundaring Regulations—intending purchases; will be asked to produce original identification documentation at a later stage and we would

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

