



## Rothbury Drive Ashington

Well presented three bedroom semi detached home on the popular Portland estate in Ashington. The property comprises of a cloakroom, lovely spacious lounge and a well fitted kitchen diner downstairs. Upstairs there are three good sized bedrooms and a family bathroom. Externally you will find a well stocked rear garden with shed and playhouse to the rear and parking to the front.

**£165,000**

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## PROPERTY DESCRIPTION

### ENTRANCE HALLWAY

Composite entrance door, stairs to first floor landing, laminate flooring, double radiator.



### CLOAKS/WC

Low level WC, double glazed window, wash hand basin, laminate flooring.

### LOUNGE 12'11 (3.94) x 14'2 (4.32)

Double glazed window to front, double radiator, built in storage cupboard, television point.



### KITCHEN/DINING ROOM 16'0 (4.88) x 8'7 (2.62)

Double glazed window to rear, single 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, gas hob with extractor fan above, space for fridge/freezer, plumbed for washing machine, laminate flooring, spotlights, double glazed patio doors to rear.

### FIRST FLOOR LANDING

Loft access, built in storage cupboard.



### BEDROOM ONE 16'1 (4.90) into alcove x 8'3 (2.52)

2 Double glazed windows to front, single radiator.

### BEDROOM TWO 9'8 (2.95) x 8'11 (2.72)

Double glazed window to rear, single radiator.

### BEDROOM THREE 6'2 (1.88) x 8'11 (2.72)

Double glazed window to rear, single radiator.



## BATHROOM/WC

3 piece white suite comprising: mains mixer shower over panelled bath, pedestal wash hand basin, low level WC, double glazed window to side, single radiator, part tiling to walls, laminate flooring.

## FRONT GARDEN

Driveway

## REAR GARDEN

Laid mainly to lawn, bushes and shrubs, screen fencing, flower beds.

**THIS PROPERTY ALSO BENEFITS FROM SOLAR PANELS.**

## PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband:

Mobile Signal Coverage Blackspot: No

Parking: Driveway

## 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: B**

**EPC RATING:**

**EPC TO FOLLOW**





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