



Latimer Way Newbiggin By The Sea

We welcome to the market this two bedroom mid link property in the popular Newbiggin-By-The-Sea. The property benefits from double glazing and gas central heating via combi boiler. Briefly comprising: Pleasant lounge which leads to a well fitted kitchen which in turn leads to the useful w.c and a lovely garden with decking area. To the first floor there is two good size bedrooms and a modern family bathroom. Externally to the front of the property is a driveway providing off street parking with a garden mainly laid to lawn to the rear.

Call Ashington on 01670 850 850 to arrange your viewing.

Offers Over £ 115,000



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

ROOK
MATTHEWS
SAYER

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

Latimer Way

Newbiggin By The Sea

ACCOMMODATION COMPRISES

ENTRANCE UPVC Entrance Door

HALLWAY Stairs to first floor landing, double radiator

LOUNGE 14'7 (4.47) x 10'4 (3.15)

Double glazed window to front, double radiator, television point, storage cupboard downstairs

KITCHEN 8'8 (2.64) x 9'5 (2.87)

Double glazed window to rear, range of wall, floor and drawer units with coordinating 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, vinyl flooring, double radiator, double glazed door to rear

CLOAKS/WC

Low level WC, pedestal wash hand basin, extractor fan, vinyl flooring

FIRST FLOOR LANDING

Loft access

BEDROOM ONE 10'4 (3.15) plus alcove X 12'7 (3.84)

Double glazed to front, double radiator, built in cupboard

BEDROOM TWO 10'9 (3.28) X 6'10 (2.08)

Double glazed window to rear, double radiator

BATHROOM/WC

3 piece white panelled bath, mains shower over, wash hand basin set in vanity unit, low level w/c, double glazed window to rear, heated towel rail, cladding to walls, laminate flooring

FRONT GARDEN

Low maintenance, driveway

REAR GARDEN

Laid mainly to lawn, low maintenance, decking, paved, gravelled

SERVICES SUPPLY

Electricity: Main

Water: Main

Sewerage: Main

Heating: Main

Broadband: YES

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: A

EPC Rating: C

AS00009577/GD/WH/20/09/2024/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

