



Front Street Ellington

- Two Bedroom Single Storey Cottage
- Semi Rural Location
- Large Lawned Garden
- Modern Kitchen and Bathroom
- No Onward Chain

Offers Over: £185,000



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

ROOK
MATTHEWS
SAYER

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

Front Street

Ellington

PROPERTY DESCRIPTION

ENTRANCE

Entrance door

LOUNGE 14'9 (4.50) x 13'10 (4.22) plus alcove

Double glazed window to front, double radiator, fire surround with inset and hearth, solid fuel burner, television point.

KITCHEN/DINING ROOM

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, built in electric fan assisted oven, gas hob with extractor fan above, integrated fridge and freezer, plumbed for washing machine, laminate flooring, spotlights, double glazed door to rear.

BEDROOM ONE 8'4 (2.54) into alcove x 12'2 (3.71)

Double glazed window to front, single radiator.

BEDROOM TWO 8'3 (2.52) x 10'7 (3.22)

Double glazed window to rear, double 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, tiling to walls, tiled flooring, spotlights, extractor fan.

REAR GARDEN

Laid mainly to lawn, good sized, bushes and shrubs, flower beds.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre to premises

Mobile Signal Coverage Blackspot: No

Parking: On street, allocated parking space.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX BAND: A

EPC RATING: D

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