



Front Street Ellington

- Two Bedroom Stone Built Cottage
- Excellent Location
- Attractive Fitted Kitchen
- Modern Bathroom
- Council Tax Band: A

£ 175,000



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 10'3 (3.12) plus alcove x 15'4 (4.67)

Double glazed window to front, modern electric fire surround, television point.

KITCHEN 9'7 (2.92) x 6'2 (1.88)

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, integrated fridge, freezer, plumbed for washing machine, laminate flooring, spotlights, double glazed door to rear.

BEDROOM ONE

Double glazed window to rear, double radiator.

BEDROOM TWO 6'4 (1.93) x 11'3 (3.43)

Double glazed window to front, double radiator.

BATHROOM/WC

3 piece white suite comprising mains shower over panelled bath, wash hand basin (set in vanity unit), low level WC, double glazed window to rear, heated towel rail, tiling to walls, laminate flooring, extractor fan, spotlights.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre to premises

Mobile Signal Coverage Blackspot: No

Parking: On street.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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