



Seventh Row

Ashington

Very well presented two bedroom terraced property in the west end of Ashington close to the town centre with its shops and train station. The property boasts a large modern living dining area, a fitted kitchen, refitted contemporary bathroom and spacious conservatory on the ground floor. To the first floor there are two good sized bedrooms, the master with fitted wardrobes. Externally you will find a lovely garden laid mainly to lawn with decking area.

Offers in Excess of: £105,000

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

ROOK
MATTHEWS
SAYER

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



Seventh Row Ashington

PROPERTY DESCRIPTION

ENTRANCE HALLWAY

UPVC entrance door, stairs to first floor landing, single radiator.



LOUNGE 15'5 (4.70) + under stairs x 15'11 (4.85)

Double glazed patio doors to conservatory, double radiator, television point.



KITCHEN/DINING ROOM 7'4 (2.24) x 9'2 (2.79)

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 and dishwasher, laminate flooring.

CONSERVATORY 12'5 (3.78) x 11'6 (3.51)

Dwarf wall, double glazed windows, double radiator, laminate flooring.



BEDROOM ONE 6'11 (2.11) x 15'6 (4.72)

Double glazed window to front, single radiator, fitted wardrobes and drawers.

BEDROOM TWO 5'11 (1.80) up to 9'4 (2.84) x 12'5 (3.78)

Double glazed window to front, single radiator.

BATHROOM/WC

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

FRONT GARDEN

Laid mainly to lawn, low maintenance garden, fencing surrounds, shed, decking.

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		86 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		





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

