



Harrison Crescent Ashington

A stunning four bedroom detached family home on the popular Essendene Rise estate in Ashington, close to local amenities and with excellent transport links. The property briefly comprises of a spacious entrance hallway, ground floor w/c, beautiful lounge with dual aspect windows, a modern fitted kitchen leading through to a sitting area and onto the dining room. To the first floor there are four well presented double bedrooms, the master with en-suite and a family bathroom. Externally there is a good sized rear garden and a lawned front garden with driveway to the integral garage. Viewing recommended.

Offers In Excess of: **£255,000**

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PROPERTY DESCRIPTION

ENTRANCE HALLWAY

Composite glazed entrance door, stairs to first floor landing, laminate flooring, single radiator, storage cupboard.

CLOAKS/WC 6'0 (1.83) x 4'9 (1.50)

Low level WC, pedestal wash hand basin, tiling to floor, extractor fan, single radiator.



LOUNGE 12'6 (3.81) x 14'9 (4.50)

Double glazed window to front, double radiator, television point, laminate to floor.

DINING ROOM open to kitchen 9'9 (2.92) x 11'5 (3.48)

Double glazed window to rear, double radiator.

KITCHEN/SITTING AREA 17'7 (5.36) x 9'3 (2.82)

Double glazed window to rear, double radiator, range of wall, floor and drawer units with co ordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer tap, splash backs, built in electric fan assisted double oven, electric hob with extractor fan above, integrated fridge, freezer, washing machine and dishwasher, laminate flooring, double glazed patio doors to rear.



FIRST FLOOR LANDING

Double glazed window to side, loft access, built in storage cupboard, single radiator.

LOFT

Boarded.

BEDROOM ONE

Double glazed window to front, single radiator, built in cupboard.



EN SUITE

Double glazed window to front, low level WC, pedestal wash hand basin, single radiator, mains shower cubicle, laminate to floor.

BEDROOM TWO 10'11 (3.33) x 11'0 (3.35)

Double glazed window to front, single radiator.

BEDROOM THREE 10'3 (3.12) x 11'11 (3.63)
Double glazed window to rear, single radiator.

BEDROOM FOUR 8'4 x 9'4 (2.84)
Double glazed window to rear, single radiator.

BATHROOM/WC
3 piece white suite comprising panelled bath, pedestal wash hand basin, low level WC, double glazed window to rear, single radiator, part tiling to walls, laminate flooring.

FRONT GARDEN
Laid mainly to lawn, low maintenance garden, driveway, block paved.

REAR GARDEN
Laid mainly to lawn, patio area, garden shed/sitting area.

PRIMARY SERVICES SUPPLY
Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Gas
Broadband: Fibre to premises
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: D
EPC RATING: B

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



