



Rothbury Drive

Ashington

Well presented three bedroom mid terrace home in the popular Portland estate in Ashington close to local amenities and with excellent transport links. The property briefly comprises of an entrance hall, cloakroom, fitted kitchen and a large lounge dining area downstairs. To the first floor you will find three good sized bedrooms, the master with ensuite and a family bathroom. Externally there is a small front garden and rear garden with a decking area and lawned area. There is a separate garage and off street parking for two cars.

Offers Over **£149,950**

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

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



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PROPERTY DESCRIPTION

ENTRANCE HALLWAY

Part glazed composite door, stairs to first floor landing, laminate flooring, single radiator.

CLOAKS/WC

Low level WC, wash hand basin, laminate flooring, double glazed window, single radiator.

LOUNGE/DINING ROOM 16'2 (4.93) x 15'1 (4.59)

Double glazed window to rear, double glazed patio doors to rear, 2 single radiators, built in storage cupboard, television point, coving to ceiling.



KITCHEN 11'11 (3.63) x 8'9 (2.67)

Double glazed window to front, double radiator, range of wall, floor and drawer units with co ordinating roll edge work surfaces, co ordinating 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/dishwasher, coving to ceiling.



FIRST FLOOR LANDING

Loft access.

BEDROOM ONE 9'5 (2.87) x 11'4 (3.45)

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



EN SUITE

Double glazed window to front, low level WC, pedestal wash hand basin, shower cubicle, mains shower, part tiling to walls, heated towel rail.

BEDROOM TWO 9'10 (2.99) x 6'10 (2.08)

Double glazed window to rear, single radiator.

BEDROOM THREE 9'0 (2.74) x 6'10 (2.08)
Double glazed window to rear, single radiator.

BATHROOM/WC
3 piece suite comprising low level WC, panelled bath, pedestal wash hand basin, tiling to walls, vinyl to floor.

SMALL GARDEN TO FRONT

REAR GARDEN
Laid mainly to lawn, patio area, screen fencing.

GARAGE
Single, detached, up and over door, power and lighting.

PRIMARY SERVICES SUPPLY
Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Gas
Broadband: Fibre to cabinet
Mobile Signal Coverage Blackspot: No
Parking: Driveway, garage (to rear of property)

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: B
EPC RATING: B

Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		





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