



Wingate Way

Ashington

Stunning three bedroom town house in the popular Portland estate in west Ashington with excellent transport links and views over open countryside. The property briefly comprises of entrance hall, modern open plan kitchen living area and cloakroom downstairs. To the first floor there are two well appointed bedrooms with fitted wardrobes and a delightful family bathroom while to the second floor you will find a spacious master bedroom. Externally there is a small lawned front garden and a low maintenance rear garden with allocated parking.

£130,000

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

ROOK
MATTHEWS
SAYER

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



Wingate Way Ashington

PROPERTY DESCRIPTION

ENTRANCE HALLWAY

Part glazed composite entrance door, stairs to first floor landing, feature radiator.



CLOAKS/WC

Low level WC, wash hand basin, laminate flooring, spotlights.

LOUNGE 15'10 (4.83) x 15'8 (4.78)

Double glazed patio doors to rear, double radiator, feature radiator, television point, spotlights.



KITCHEN AREA 9'1 (2.77) x 10'10 (3.30)

Double glazed window to front, range of wall, floor and drawer units with co ordinating roll edge work surfaces, co ordinating sink unit and drainer with mixer tap, built in electric fan assisted oven, space for fridge/freezer, plumbed for washing machine, laminate flooring, spotlights.

BEDROOM ONE (second floor) 15'9 (4.80) x 9'0 (2.74)

Dual aspect double glazed windows rooflights.



BEDROOM TWO 7'11 (2.41) x 10'2 (3.10) to front of wardrobes

Double glazed window to rear, single radiator, fitted wardrobes.

BEDROOM THREE 5'8 (1.73) x 7'9 (2.36) + door well

2 double glazed windows to front, single radiator, fitted wardrobes.

BATHROOM/WC 5’7 (1.70) x 5’11 (1.80)

3 piece suite comprising: mains shower over panelled bath, pedestal wash hand basin, low level WC, single radiator, part tiling to walls, laminate flooring.

FRONT GARDEN

Laid mainly to lawn, open aspect.

REAR GARDEN

Low maintenance garden, gravelled area.

PRIMARY SERVICES SUPPLY

- Electricity: Mains
- Water: Mains
- Sewerage: Mains
- Heating: Gas
- Broadband: Fibre to premises
- Mobile Signal Coverage Blackspot: No
- Parking: Allocated parking space

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: C

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		
69-80	C	78 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

