



## Ryedale Close Ashington

Outstanding three bedroom detached house on a quiet cul-de-sac, in a very popular area of Ashington. The property briefly comprises: Porch, hallway, lounge, dining room, conservatory, and a spacious light kitchen. To the first floor, Master bedroom with en-suite, spacious second bedroom with fitted wardrobes, third bedroom and a family bathroom. Externally: to the front a lawned area and driveway leading to the garage, to the rear is a large garden extremely well stocked and a shed and greenhouse. Viewing advised.

# £249,950

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## PROPERTY DESCRIPTION

### ENTRANCE

UPVC Entrance Door, porch – double glazed window to front

### ENTRANCE HALLWAY

Stairs to first floor landing, single radiator, storage cupboard, laminate flooring



### CLOAKS/WC

Low level WC, wash hand basin, laminate flooring, double glazed window, part tiling to walls

### LOUNGE 14'9 (4.50) x 14'6 (4.42) into bay

Double glazed bay window to front, double radiator, television point, coving to ceiling, laminate flooring, double doors leading to dining room

### DINING ROOM 12'1 (3.685) x 9'5 (2.87)

Double radiator, coving to ceiling, double glazed patio doors leading to conservatory, laminate flooring



### KITCHEN 20'2 (6.12) x 9.2 (2.79)

Two double glazed windows to rear, range of wall, floor and drawer gloss 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 double oven, electric hob with extractor fan above, space for fridge and freezer, plumbed for washer/dryer and dishwasher, tiling to floor, spotlights, double glazed door to rear

### CONSERVATORY

Dwarf walls, double glazed windows, laminate flooring

### FIRST FLOOR LANDING

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



### BEDROOM ONE 9'6 (2.90) X 11'2 (3.40)

Double glazed window to rear, double radiator

### EN-SUITE

Low level WC in fitted unit, wash hand basin, mains shower cubicle

### BEDROOM TWO 10'9 (3.28) X 9'11 (3.02)

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

**BEDROOM THREE 9'6 (2.90) X 8'11 (2.72) above bulk head**

Double glazed window to front, single radiator

**BATHROOM/WC**

3 piece white panelled bath, electric shower over, wash hand basin in vanity unit, low level w/c, heated towel rail, double glazed window to rear, tiling to walls, tiled flooring

**FRONT GARDEN**

Laid mainly to lawn, bushes and shrubs, driveway leading to garage

**REAR GARDEN**

Large well stocked garden, patio area, flower beds, bushes and shrubs

**GARAGE**

Single, attached, upper and over door, power and lighting

**PRIMARY SERVICES SUPPLY**

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband:

Mobile Signal Coverage Blackspot: No

Parking: Garage, EV charging point.

**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: C**

**EPC RATING: C**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		





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