



Shrigley Avenue

Ashington

Fantastic three bedroom detached house with excellent transport links. This modern family home briefly comprises of an entrance hall, cloakroom, living room, beautiful light kitchen diner and utility room downstairs. To the first floor you will find three good sized bedrooms, the master with en-suite and a family bathroom. Externally there is a good sized garden, driveway and a separate single garage.

£229,950

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

ROOK
MATTHEWS
SAYER

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

Shrigley Avenue Ashington

PROPERTY DESCRIPTION

ENTRANCE

Composite entrance door.

ENTRANCE HALLWAY

Stairs to first floor landing, LVT flooring, double glazed window to front, double radiator, storage cupboard.

CLOAKS/WC

Low level WC, pedestal wash hand basin, LVT flooring, extractor fan, single radiator.

LOUNGE 11'7 (3.53) x 12'9 (3.89)

Double glazed window to front, single radiator, television point.

KITCHEN/DINING ROOM 17'0 (5.18) x 9'3 (2.82)

Double glazed windows to rear and side, double radiator, range of wall, floor and drawer units with co ordinating roll edge work surfaces, built in electric fan assisted oven, gas hob with extractor fan above, space for fridge/freezer, integrated dishwasher, LVT flooring, spotlights, double glazed patio doors to rear.

UTILITY ROOM 5'11 (1.80) x 5'8 (1.73)

Double glazed window to rear, fitted wall units, plumbed for washing machine, LVT flooring.

FIRST FLOOR LANDING

Double glazed window to side, loft access, 2 built in storage cupboards.

BEDROOM ONE 10'8 (3.25) x 11'7 (3.53)

Double glazed window to front, single radiator, television point.

EN SUITE

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

BEDROOM TWO 9'3 (2.82) x 9'6 (2.90)

Double glazed window to rear, single radiator.

BEDROOM THREE 7'9 (2.36) x 9'6 (2.90)

Double glazed windows to rear and side, single radiator.



BATHROOM/WC

3 piece suite comprising electric shower over panelled bath, pedestal wash hand basin, low level WC, double glazed window to side, heated towel rail, vinyl flooring, extractor fan.

FRONT GARDEN + SIDE

Laid mainly to lawn.

REAR GARDEN

Laid mainly to lawn.

SINGLE GARAGE

Detached, up and over door, power and lighting.

PRIMARY SERVICES SUPPLY

- Electricity: Mains
- Water: Mains
- Sewerage: Mains
- Heating: Gas
- Broadband: Fibre to premises
- Mobile Signal Coverage Blackspot: No
- Parking: Garage in a separate block, driveway, communal parking.

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: B

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	84 B	
69-80	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

