



Coquet Drive | Ellington | NE61 5LN

Auction guide price £175,000

For Sale by Auction: Thursday 30th October, Option 2, Terms and Conditions apply.

Option 2 - The terms are on acceptance of an offer the buyer places a £3000 non-refundable deposit which does come off the purchase price plus the auction administration fee of £2000+vat=£2400. The timescale is to exchange contracts in 28 days with completion in a further 14 days from the buyer's solicitor receiving the contract pack from the sellers' solicitors.

Extended four-bedroom semi-detached house in the popular village of Ellington. The property briefly comprises of entrance hallway, living room, dining room, conservatory, kitchen, and utility downstairs. To the first floor you will find four good sized bedrooms, the master with shower facilities, a bathroom and separate toilet. Externally there is a good-sized rear garden laid mainly to lawn and a front garden with driveway to the integral garage.

ROOK
MATTHEWS
SAYER



Four-bedroom semi-detached house

Garage

Gas central heating

No onward chain

Double glazing

EPC

Gardens front and rear

Freehold

Conservatory

For any more information regarding the property please contact us today

ENTRANCE: Part glazed composite front door

ENTRANCE HALLWAY: Stairs to the first-floor landing, single radiator, storage cupboard.

LOUNGE 11'5 (3.48) X 14'10 (4.52)
Double glazed front window, double radiator, television point, coving to ceiling.

DINING ROOM: 8'6 (2.59) X 11'0 (3.35)
Double glazed patio doors to conservatory, coving to ceiling, double radiator.

KITCHEN: 8'7 (2.62) X 10'10 (3.30)
Double glazed rear window, single radiator, range of floor and drawer units with coordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer taps, built in electric fan double oven, electric hob, laminate flooring.

UTILITY ROOM: 9'8 (2.95) X 8'6 (2.59)
Double glazed rear window, fitted wall and base units/work surface, Belfast sink with dual taps, space for fridge/freezer, plumbed for washing machine, single radiator, laminate flooring.

CONSERVATORY/SUNROOM:
Dwarf wall, double glazed windows, double radiator, tiled flooring, spotlights

BEDROOM ONE: 23'11 (7.29) X 8'11 (2.72)
Double glazed front window, double radiator

EN SUITE AREA:
Wash hand basin, shower cubicle, mains shower, part tiling to walls.

BEDROOM TWO: 11'7 (3.53) X 8'3 (2.52) to front of robes
Double glazed front window, single radiator, fitted wardrobes

BEDROOM THREE: 8'9 (2.67) X 11'8 (3.56)
Double glazed rear window, single radiator, built in cupboard, access to loft.

BEDROOM FOUR: 7'3 (2.21) X 6'9 (2.06)
Double glazed front window, single radiator, built in cupboard.

BATHROOM/ Separate WC:
2Two piece white suite comprising: panelled bath, pedestal wash hand basin, double glazed rear window, single radiator, tiling to walls.



PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS GAS

Broadband: ADSL

Mobile Signal Coverage Blackspot: No

Parking: Garage/Driveway

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any. The North East region is famous for its rich mining heritage. We have been advised that the property is known to be at risk from mining activities in the locality, therefore please speak with your conveyancer for further information.

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: TBC

GD/FG AS00010311 VERSION ONE



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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.

