



Garden City Villas | Ashington | NE63 0EU

£95,000

Two-bedroom terraced property in central Ashington close to local shops and schools. The property briefly comprises of a large living room and well fitted kitchen diner downstairs while upstairs you will find a modern bathroom, two bedrooms and a third room accessed via one of the bedrooms. Externally there is a large lawned front garden, a rear yard and attached garage. No onward chain.

ROOK
MATTHEWS
SAYER



2



1



1

**Two-bedroom terraced house in
Ashington**

Gas central heating

Double glazing

Garage

Modern bathroom

EPC: C

Council tax band: A

Freehold

For any more information regarding the property please contact us today

ENTRANCE: UPVC entrance door

ENTRANCE HALLWAY: Stairs to first floor landing.

LOUNGE: 15'6 (4.72) X 14'4 (4.37)

Double glazed front window, double glazed front patio doors, double radiator, gas fire, built in storage cupboard, coving to ceiling.

KITCHEN/DINER: 9'1 (2.77) X 17'0 (5.18)

Double glazed rear window, double radiator, range of wall, floor, and drawer units with coordinating roll edge work surfaces, coordinating sink unit and drainer with mixer tap, built in electric fan assisted oven, gas hob with extractor fan above, integrated fridge/freezer, washing machine, vinyl flooring, leads to rear hall.

BEDROOM ONE: 10'11 (3.33) X 6'5 (1.96)

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

STUDY ROOM: Accessed via bedroom one 7'8 (2.33) X 10'11 (3.33)

Double glazed front window, single radiator, laminate flooring.

BEDROOM TWO: 12'8 (3.86) X 7'10 (2.39)

Double glazed rear window, single radiator, fitted wardrobes and drawers.

BATHROOM/WC: 9'4 (2.84) X 8'0 (2.44)

4-piece white suite comprising:

Feature stand-alone bath, wall hung hand basin, walk in shower, low level wc, spotlights, tiled flooring, cladding to walls in walk in shower, modern single radiator, double glazed rear window.

FRONT GARDEN: Large garden with hedge and fence boundaries, laid mainly to lawn.

GARAGE: Single garage attached with up and over door.

Private yard to rear.

T: 01912744661

Fenham@rmsestateagents.co.uk

**ROOK
MATTHEWS
SAYER**



PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: Other

Mobile Signal Coverage Blackspot: No

Parking: Garage

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: A

EPC RATING: C

AS00010370 GD/FG VERSION ONE



T: 01912744661

Fenham@rmsestateagents.co.uk

**ROOK
MATTHEWS
SAYER**



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	75 C	
55-68	D		Energy efficiency cha
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

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.

