



Harvey Close | Ashington | NE63 9EH

£180,000

Well-presented three bedroom detached family home in an enviable location in a quiet Cul de sac in North Seaton close to local shops and schools.

This lovely home boasts a large comfortable lounge, dining room, spacious conservatory, and modern fitted kitchen downstairs.

While upstairs there are three double bedrooms the master with fitted wardrobes and a fantastic modern bathroom.

Externally there is a double driveway to the integral garage to the front while to the rear you will find a good sized lawned garden .

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For any more information regarding the property please contact us today

ENTRANCE: UPVC Entrance door.

ENTRANCE HALLWAY: Laminate flooring, single radiator.

LOUNGE: 10'0 (3.05) X 14'5 (4.39)

Double glazed front window, double radiator, fire surround with gas fire, television point, coving to ceiling.

DINING ROOM: 8'3 (2.52) X 7'3 (2.21)

Double patio doors to rear, double radiator.

KITCHEN: 9'3 (2.82) X 7'9 (2.36)

Double glazed rear window, range of wall floor and drawer units with coordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer tap, tiled splash backs, built in electric fan assisted oven, electric hob with extractor fan above, space for fridge freezer, plumbed for washing machine and dishwasher, tiling to floor, spotlights, door to rear.

CONSERVATORY: 11'10 (3.61) X 10'9 (3.28)

Dwarf walls, double glazed windows, laminate flooring.



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FIRST FLOOR LANDING: Double glazed side window, loft access, built in storage cupboard, single radiator, laminate flooring.

BEDROOM ONE: 9'6 (2.90) X 11'9 (3.58)

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

BEDROOM TWO: 9'6 (2.90) X 8'10 (2.69)

Double glazed rear window, single radiator.

BEDROOM THREE: 8'5 (2.57) X 8'3 (2.52)

Double glazed front window, single radiator.

BATHROOM WC: 8'1(2.46) X 5'5 (1.65)

3-piece white suite comprising: panelled bath, electric shower over, wash hand basin, low level wc, spotlights, double glazed rear window, heated towel rail, tiling to walls, laminate flooring.

FRONT GARDEN: Low maintenance garden, driveway leading to garage.

REAR GARDEN: Laid mainly to lawn

GARAGE: Single attached roller shutter door.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: Fibre to premises

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.

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

GD/FG AS00010417 VERSION ONE



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	70 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



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