



Park Villas | Ashington | NE63 8HT

**£105,000**

Park Villas is a lovely three-bedroom end terrace situated close to local shops, bars, restaurants, and schools making this a perfect family home. Briefly comprising of: Entrance Hall, modern lounge, dining room, a newly refurbished kitchen to finish the ground floor. To the first floor there are three spacious bedrooms and a stunning family bathroom with shower over. Externally there is a large front garden for those keen gardeners and a low maintenance garden to the rear with a patio area.

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For any more information regarding the property please contact us today

ENTRANCE: UPVC entrance door.

ENTRANCE HALLWAY: Stairs to first floor landing, double radiator, double glazed window.

CLOAKS/WC: Low level wc, wash hand basin extractor fan, double glazed window.

LOUNGE: 12'2 (3.71) into alcove X 10'6 (3.20)  
Double glazed front window, single radiator, electric fire, television point, coving to ceiling, picture rail, double doors to kitchen:

KITCHEN/DINING ROOM 18'9 (5.72) X 8'4 (2.54) UP TO 13'2 (4.01)

Double glazed rear window, single radiator, range of wall, floor, and drawer units with coordinating square edge work surfaces, coordinating sink unit and drainer with mixer tap, tiled splash backs, built in electric fan assisted with oven, electric hob with extractor fan above, integrated fridge freezer, dishwasher, tiling to floor, coving to ceiling, double rear door.

FIRST FLOOR LANDING: Double glazed side window.

BEDROOM ONE: 8'11(2.72) X 12'11 (3.94) into alcove

Double glazed rear window, single radiator, television point.

BEDROOM TWO: 8'9 (2.67) X 11'2 (3.40)

Double glazed front window, double radiator

BEDROOM THREE: 8'7 (2.62) max to 5'0 (1.52) X 11'2 (3.40)

Double glazed front window, single radiator.

BATHROOM/WC: 4-piece white suite comprising: Panelled bath, mains shower over, wash hand basin, large shower cubicle, low level wc, double glazed rear window, heated towel rail, part tiling to walls, tiled flooring.

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**GARDEN:** Laid mainly to lawn, bushes, and shrubs.

**REAR GARDEN:** Low maintenance garden, patio area, gravelled area.



#### **PRIMARY SERVICES SUPPLY**

Electricity: TBC

Water: TBC

Sewerage: TBC

Heating: TBC

Broadband: TBC

Mobile Signal Coverage Blackspot: TBC

Parking: 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.

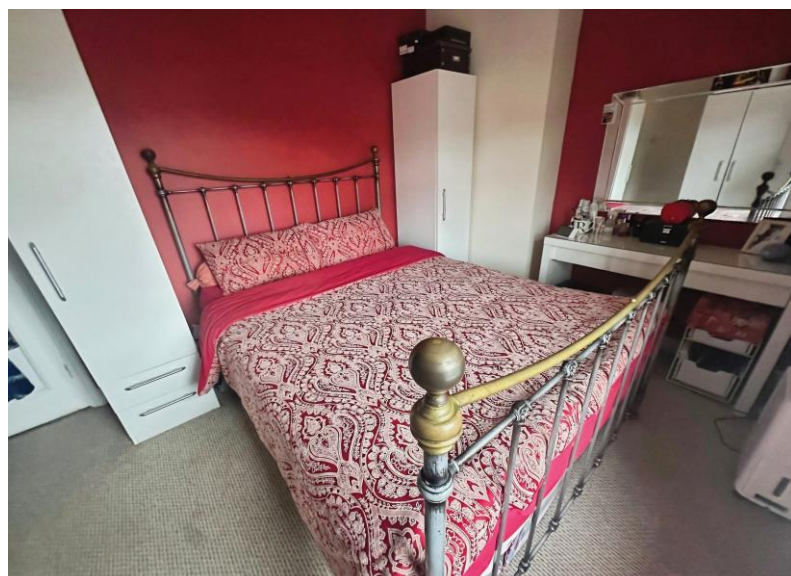
#### **TENURE**

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:** E

**GD/FG VERSION ONE**



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	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.

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