



Lichfield Close | Ashington | NE63 9RX

£110,000

A very well presented three-bedroom terraced family home in central Ashington which is very close to schools and local shops. The property briefly comprises of an entrance hall, cloakroom, living room, dining room and a stunning kitchen downstairs. Upstairs you will find three good sized bedrooms and a family bathroom. Externally there is a front garden and rear yard with outbuildings and parking.

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Sayer



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**Well Presented Three Bedroom Mid
Terraced Property in Ashington**

Stunning Kitchen

Two Reception Rooms

Off Street Parking

Downstairs Toilet

Three Good Sized Bedrooms

Low Maintenance Garden to Front

EPC: C

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION:

ENTRANCE: UPVC front door to:

ENTRANCE HALLWAY: stairs to first floor landing, single radiator, understairs storage:

DOWNSTAIRS CLOAKS/W.C.: hand washbasin, low level w.c., part tiled.

LOUNGE: 11'3 (3.43) x 17'5 (5.31) Double glazed front window, double radiator, fire surround with gas fire inset and hearth, television point, coving to ceiling, archway to:

DINING ROOM: 9'9 (2.97) x 8'5 (2.57): Double glazed patio doors to rear, double radiator.

KITCHEN: 9'5 (2.87) x 8'9 (2.67): 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, splash backs, integrated single oven with microwave above, gas hob with extractor fan above, American style fridge freezer which is plumbed in for chilled filtered water and ice maker, plumbed for washing machine, space for tumble dryer, spotlights.

FIRST FLOOR LANDING AREA: loft access, two built in storage cupboards.

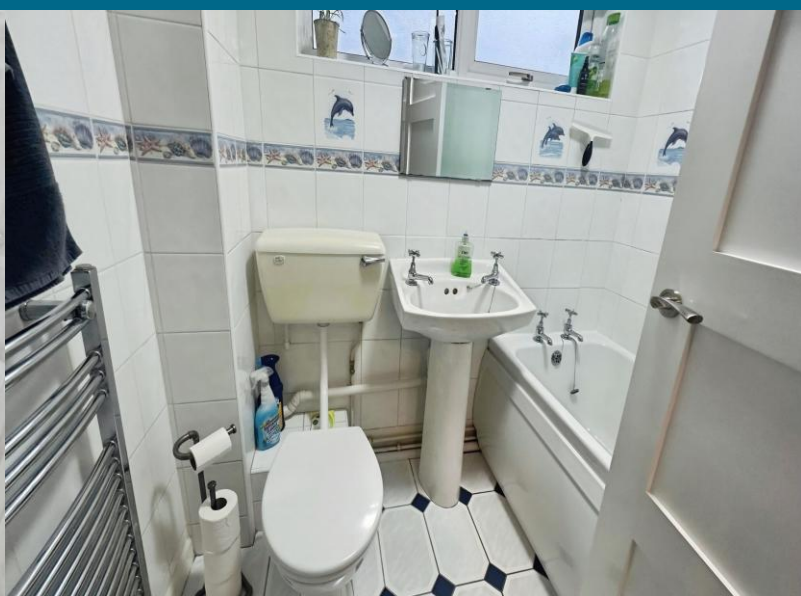
FAMILY BATHROOM: 6'9 (2.06) x 5'4 (1.62) 3-piece white suite comprising: panelled bath, electric shower over, pedestal wash hand basin, low level wc, heated towel rail, tiling to walls, tiled flooring.

BEDROOM ONE: 9'5 (2.87) x 12'8 (3.86) Double glazed front window, single radiator, coving to ceiling.

BEDROOM TWO: 10'6 (3.20) x 11'0 (3.35) Double glazed rear window, single radiator, fitted wardrobes, coving to ceiling.

BEDROOM THREE: 7'9 (2.36) x 8'5 (2.57) Double glazed front window, single radiator, coving to ceiling.

EXTERNALLY: Front garden low maintenance garden. Rear yard Garden shed, parking.



PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: Fibre to premises

Mobile Signal Coverage Blackspot: No

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.

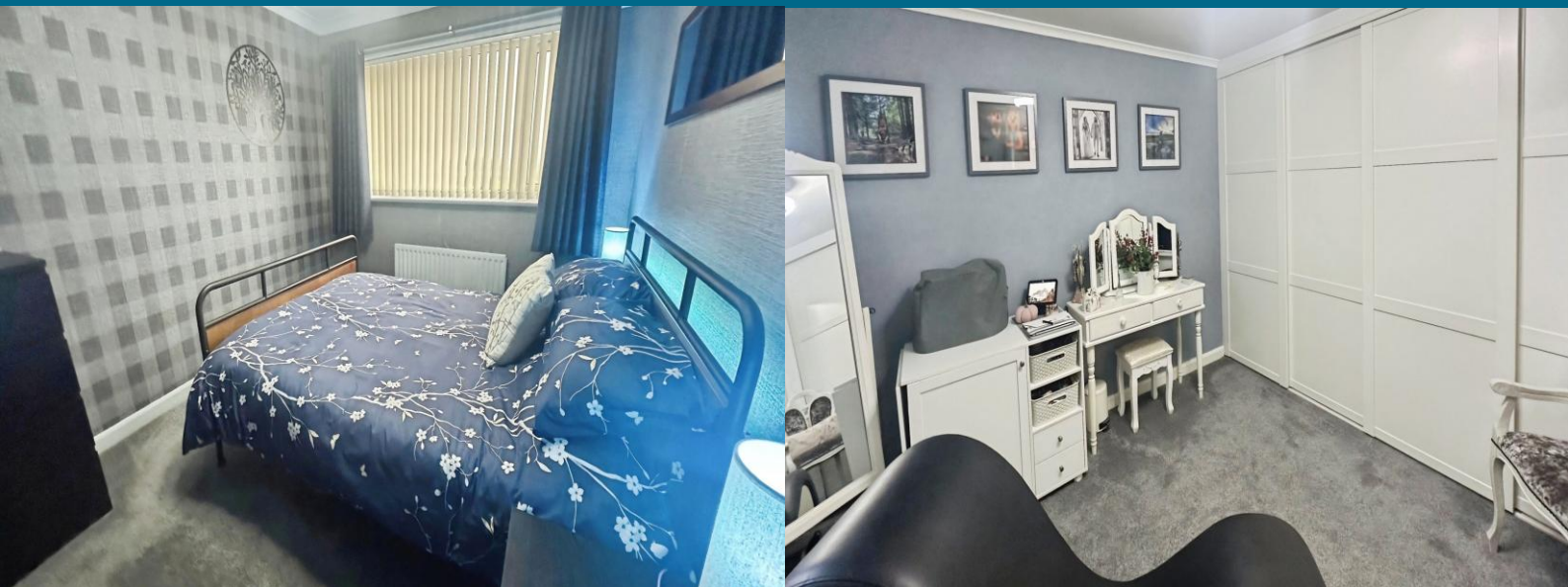
TENURE

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: C

AS00010456 GD/FG V2



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	77 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.

