



## Manor court Newbiggin

New to the market and available with no upper chain is this three bedroom semi-detached townhouse located on Manor Court, Newbiggin. The property comprises; entrance, downstairs cloaks, fitted kitchen, lounge with patio doors to the rear, to the first floor are two double bedrooms and family bathroom and completing the second floor is the master bedroom with a dressing room leading to an ensuite. Externally to the front is a driveway leading to the detached garage and to the rear an enclosed garden. Viewings are considered essential to appreciate the accommodation on offer, to arrange yours please contact the Ashington team on 01670 850850 or email [ashington@rmsestateagents.co.uk](mailto:ashington@rmsestateagents.co.uk)  
EPC Rating: C



### Offers Over £ 149,950

ROOK  
MATTHEWS  
SAYER

01670 850 850  
2 Laburnum Terrace, Ashington, NE63 0XX

[www.rookmatthewssayer.co.uk](http://www.rookmatthewssayer.co.uk)  
[ashington@rmsestateagents.co.uk](mailto:ashington@rmsestateagents.co.uk)

# Manor Court

## Newbiggin

### ACCOMMODATION COMPRISES

Composite entrance door to:

#### HALLWAY

Stairs to first floor, laminate flooring, radiator, storage cupboard.

#### CLOAKS/WC

Low level w.c, wash hand basin in vanity unit, laminate flooring, extractor fan, double glazed window, part tiled walls double radiator.

#### LOUNGE 16'05 x 13'03

Double glazed patio doors to rear, double glazed window to front, double radiator, feature fireplace with electric fire, built in storage cupboard, television point.

#### KITCHEN 6'02 x 12'10

Double glazed window to front, double radiator, wall, floor and drawer units with worktops, stainless steel sink unit with mixer tap, tiled splashbacks, built in electric fan assisted oven, gas hob with extractor above, space for fridge freezer, plumbed for washing machine, laminate floor, spotlights.

#### FIRST FLOOR

##### BEDROOM TWO 11'08 x 13'03

Double glazed window to rear, radiator.

##### BEDROOM THREE 13'04 x 11'00

Two double glazed windows to front, double radiator.

#### SECOND FLOOR

##### MASTER BEDROOM 14'03 x 13'04

Double glazed window to front, double radiator, television point, built in cupboard.

#### ENSUITE

Double glazed Velux style window to front, low level w.c, wash hand basin in vanity unit, double radiator, extractor fan, shower cubicle with mains shower, part tiled walls, laminate floor, spotlights.

#### DRESSING ROOM 6'04 x 10'04

Loft access, double radiator.

#### BATHROOM 6'03 x 6'03

Three piece suite comprising of panelled bath, wash hand basin set in vanity unit, low level w.c, spotlights, double glazed window to side, double radiator, part tiled walls, tiled floor, extractor fan.

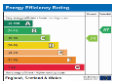
#### EXTERNALLY

Externally to the front is a driveway leading to the detached garage and to the rear an enclosed garden.

#### TENURE

Freehold – not confirmed. It is believed this property is freehold, but we are unable to confirm this as we have no access to the documentation. Should you proceed with the purchase of this property, these details must be verified by your Solicitor.

AS00008531/ZR/WH/08.12.20/V.2



**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.

R188 Ravensworth 01670 713330

16 Branches across the North-East

