



Rothbury Drive, Ashington, NE63

£159,950

Well presented Three bedroom semi detached town house on the popular Portland estate in Ashington. The property briefly comprises of a spacious lounge, modern cloakroom/WC and kitchen/diner to the ground floor, with two double bedrooms and a refitted bathroom to the first floor. The large principal bedroom is situated on the second floor. Externally you will find an enclosed rear garden laid mostly to lawn and a driveway to the front elevation.

For more information and to arrange a viewing, call the Ashington branch on 01670 850 850.

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Semi Detached Town House

Driveway

Three Bedrooms

Rear Garden

Spacious Lounge

Modern living over three floors

Fitted Kitchen

Upgraded Bathroom

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION:

ENTRANCE PORCH:

Composite front door, radiator.

DOWNSTAIRS CLOAKS/W.C.:

Low level W/C, wash hand basin in vanity unit.

LOUNGE: 11'9 x 14'9

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

DINING ROOM/KITCHEN: 11'8 x 7'8

Wall, floor and drawer units, with co-ordinating roll edge work surfaces.

FIRST FLOOR LANDING AREA:

Radiator, stairs to 2nd floor.

BEDROOM TWO: 11'8 x 11'9 max

Double glazed window to front, radiator.

BEDROOM THREE: 11'9 x 7'9

Double glazed window to rear, radiator.

FAMILY BATHROOM:

White coloured suite comprising of a panelled bath with mains shower over, wash hand basin vanity unit, low level WC, spotlights, double glazed window to side, heated towel rail, tiled walls, tiled flooring.

SECOND FLOOR LANDING AREA:

Cupboard.

BEDROOM ONE: 19'1 x 11'9

Double glazed roof lights x 3, radiator, built in cupboard, television point.

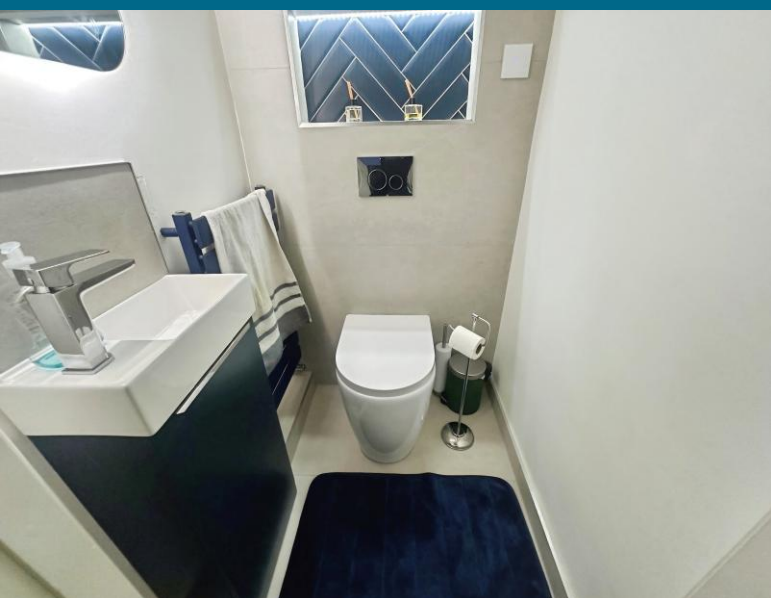
EXTERNALLY

To the front a driveway and to the rear a patio area, lawn and fencing.

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PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: "Cable/FTTC/FTTP/

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: B

EPC RATING: TBC

AS00010710/GD/WH/28.8.26/V.1



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"DoubleClick Insert Picture" EPC RATING

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.

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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