



Laidler Close | Ashington | NE63

£195,000

Well-presented three-bedroom semi-detached family home on the popular Essendene Estate in Ashington close to local shops and with excellent transport links. The property briefly comprises of a lovely living room, downstairs cloakroom. There is a modern kitchen diner with integral appliances and quartz worktop. To the first floor there are three good sized bedrooms, family bathroom, the principal with en suite. Externally you will find parking for two cars to the front whilst to the rear there is a garden laid mainly to lawn with patio, decking area and shed.

RMS | Rook
Matthews
Sayer



3



2



2

Well Presented Three Bedroom Semi Detached House in Ashington

Modern Fitted Kitchen Diner with Integrated Appliances

Downstairs WC

Good Sized Lounge

Principal Bedroom with En Suite

Enclosed Rear Garden with Patio and Decking

No Onward Chain

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION:

ENTRANCE: Part glazed composite door.

ENTRANCE HALLWAY: Stairs to first floor landing, modern flooring, storage cupboard.

DOWNSTAIRS CLOAKS/WC: Low level WC, pedestal wash hand basin, single radiator, modern flooring, extractor fan.

LOUNGE: 12'2 (3.71) max x 13'10 (4.22)
Double glazed front window, double radiator, television point.

KITCHEN/DINER: 15'5 (4.70) x 9'3 (2.82)
Double glazed rear window, double radiator, range of wall, floor and drawer units with coordinating quartz work surfaces, stainless steel sink unit and drainer with mixer tap, built in electric fan assisted double oven, gas hob with extractor fan above, integrated fridge/freezer, plumbed for washing machine, tiling to floor, storage cupboard, spotlights, double glazed patio doors to rear.

FIRST FLOOR LANDING AREA

FAMILY BATHROOM: 3 piece white comprising: Panelled bath with electric shower over, pedestal wash hand basin, heated towel rail, low level wc, part tiling to walls, tiled flooring, extractor fan.

BEDROOM ONE: 11'0 (3.35) x 9'8 (2.95) plus alcove
Double glazed front window, single radiator

EN-SUITE SHOWER ROOM: Double glazed front window, low level wc, pedestal wash hand basin, shower cubicle, mains shower, part tiling to walls, heated towel rail, tiling to floor.

BEDROOM TWO: 8'8 (2.64) x 10'8 (3.25)
Double glazed rear window, single radiator, fitted wardrobes.

BEDROOM THREE: 6'7 (2.00) x 11'7 (3.53)
Double glazed rear window, single radiator.

EXTERNALLY:

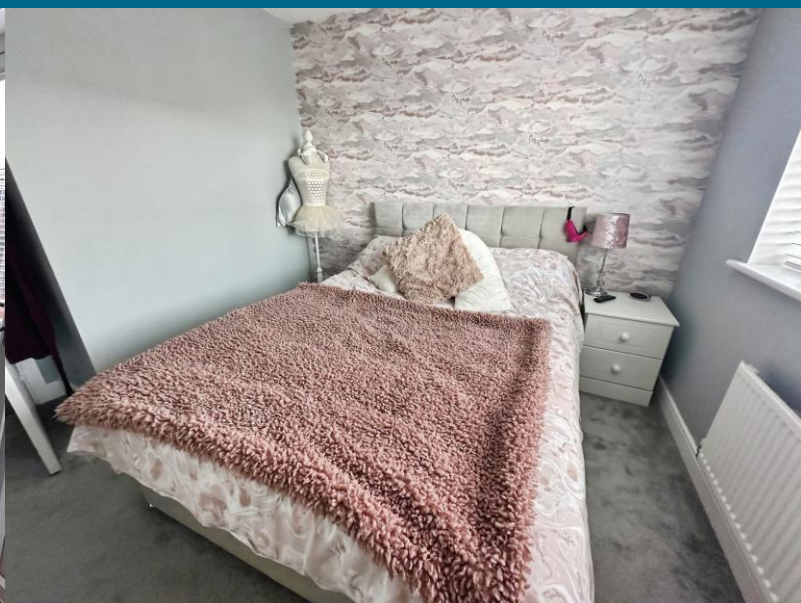
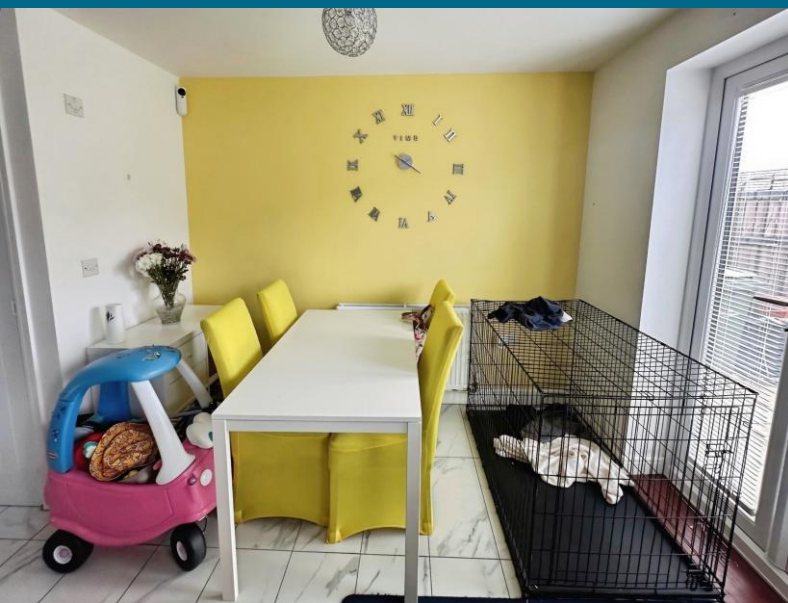
FRONT GARDEN: Low maintenance garden, driveway.

REAR GARDEN: Laid mainly to lawn, patio area with decking, garden shed.

T: 01670 850 850

Ashington@rmsestateagents.co.uk

RMS | Rook
Matthews
Sayer



PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: Cable

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.

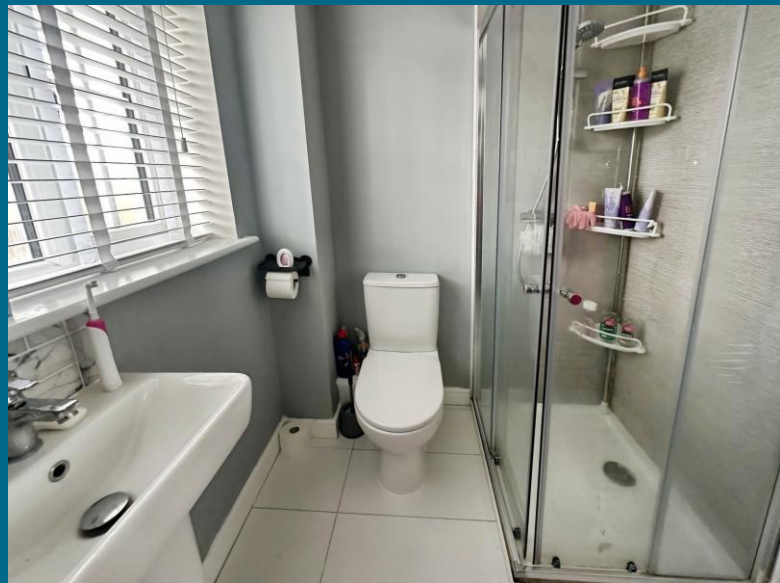
TENURE

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: B

AS00010572 FG/GD 16/04/2026 VERSION ONE



T: 01670 850 850

Ashington@rmsestateagents.co.uk

RMS | Rook
Matthews
Sayer



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	69 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.

