



## CHAFFINCH COURT ASHINGTON

Rare to the market a three bedroom detached bungalow on the ever popular Fallowfield estate in Ashington. The property comprises of: Spacious lounge, good size conservatory, kitchen, family bathroom with separate w/c and three bedrooms, the master with en-suite. Externally there is a small garden to the front with driveway leading to an attached double garage and a large well stocked garden to the rear. Viewing Essential.

To arrange your viewing contact the Ashington branch on 01670 850850

**OIRO £250,000**



ROOK  
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SAYER

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# CHAFFINCH COURT

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## ACCOMMODATION COMPRISES

### ENTRANCE

UPVC Entrance Door

### ENTRANCE HALLWAY

Double glazed window to front, laminate flooring

### CLOAKS/WC

Low level WC, wash hand basin, double glazed window, laminate flooring

### LOUNGE 20'6 (6.25) x 12'2 (3.71)

Double glazed window to rear, double glazed patio doors to conservatory, double radiator, television point, coving to ceiling

### KITCHEN 12'11 (3.94) x 11'9 (3.58)

Double glazed window to rear, range of wall, floor and drawer units with co-ordinating roll edge work surfaces, Belfast style double sink unit and drainer with mixer tap, tiled splash backs, gas hob with extractor fan above, integrated fridge/freezer, integrated dish washer, laminate flooring

### CONSERVATORY

Dwarf walls, double glazed windows, double radiator, ceiling fan, laminate flooring

### BEDROOM ONE 8'10 (2.69) to wardrobes X 11'10 (3.61)

Double glazed windows to front, single radiator, fitted wardrobes and drawers, coving to ceiling

### EN-SUITE

Double glazed window to side, low level WC, pedestal wash hand basin, mains shower cubicle, part tiling to walls, heated towel rail, spotlights, tiling to floor

### BEDROOM TWO 10'2 (3.10) X 12'3 (3.73)

Double glazed windows to rear, single radiator, fitted wardrobes, coving to ceiling

### BEDROOM THREE 6'10 (2.08) X 10'0 (3.05)

Fitted wardrobes, coving to ceiling

### BATHROOM/WC

3 piece white panelled bath, pedestal wash hand basin, low level w/c, double glazed window to side, heated towel rail, tiling to walls, tiled flooring

### FRONT GARDEN

Laid mainly to lawn, low maintenance garden, double driveway leading to garage

### REAR GARDEN

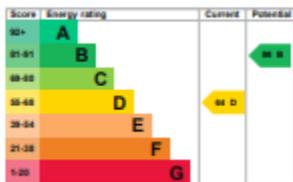
Laid mainly to lawn, large decking, bushes and shrubs, flower beds

### GARAGE

Double, attached, up and over door, power and lighting, plumbing for washing machine, double glazed door to garden

### 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: C

EPC Rating: D

AS00009596/GD/DS/17/11/2023/V.2

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