

Ashleigh Close

£290,000



Detached Family Property, Four Bedrooms, Two Reception Rooms and Contemporary Fitted Kitchen



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Ashleigh Close, Blaydon-On-Tyne, Tyne And Wear

The mention of any appliances and/or services within these sales particulars does not imply that they are in full efficient working order

DESCRIPTION

YOUR MOVE are pleased to offer for sale this four bedroom detached property located on the Parklands Development. The property briefly comprises to the ground floor entrance hall, lounge, dining room, conservatory, kitchen/breakfast room, utility room and cloakroom/wc whilst to the first floor the master bedroom benefits from en-suite facility, further three bedrooms and family bathroom/wc. Externally there is a garden along with driveway leading to the garage to the front and garden to the rear. In addition the property benefits from double glazing where stated and gas fired central heating system. Early internal viewing is highly recommended to appreciate the accommodation on offer

DIRECTIONS

From Winlaton travel along Shibdon Bank, turn right onto Shibdon Road and first right into Berkley Avenue, turn second right into Ashleigh Close where the property can be found

ENTRANCE HALL

Entrance door, radiator, wood effect flooring

LOUNGE

5.47m x 3.96m (17'11" x 13'0")

Feature fire surround housing gas flame effect fire, double glazed window, radiator, double doors leading to...

DINING ROOM

3.48m x 3.42m (11'5" x 11'3")

Radiator, double glazed french doors leading to...

CONSERVATORY

3.62m x 3.27m (11'11" x 10'9")

Being of brick and double glazed construction, television aerial point, double glazed door to the rear

KITCHEN/BREAKFAST ROOM

4.18m x 3.41m (13'9" x 11'2")

inc units: Range of contemporary wall and base units with complimentary work surfaces and tiled splashback, one and a half bowl sink and drainer, integrated dishwasher, integrated refrigerator, double glazed window, radiator

UTILITY ROOM

2.67m x 2.30m (8'9" x 7'7")

Double glazed window, wall mounted central heating boiler, plumbing for washing machine, courtesy door to the garage

CLOAKROOM/WC

Wc

LANDING

MASTER BEDROOM

4.12m x 2.92m (13'6" x 9'7")

Built in wardrobes, double glazed window, radiator

EN-SUITE SHOWER ROOM

Shower cubicle, pedestal wash hand basin, low level wc, double glazed window, radiator

BEDROOM 2

Awaiting measurements: Built in wardrobes, double glazed window, radiator

BEDROOM 3

2.96m x 2.32m (9'9" x 7'8")

Double glazed window, radiator

BEDROOM 4

5.06m x 2.46m (16'7" x 8'1")

Double glazed window, radiator, built in storage area

FAMILY BATHROOM

Suite comprises panelled bath, low level wc, pedestal wash hand basin, shower cubicle, radiator, double glazed window

EXTERNALLY

FRONT GARDEN

Laid to lawn

DRIVEWAY

Provides parking and gives access to...

GARAGE

NOT MEASURED: We recommend that you check to ensure that the space is suitable for requirements

REAR GARDEN

Lawn and patio area

CLAUSES:

FREEHOLD NOT CONFIRMED:

It is believed that 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.

MORTGAGE & FINANCIAL ADVICE:

Our team of highly qualified Mortgage & Financial Consultants can provide you with up to the minute information on many of the rates available. To arrange an appointment, telephone this office. YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

FIXTURES & FITTINGS:

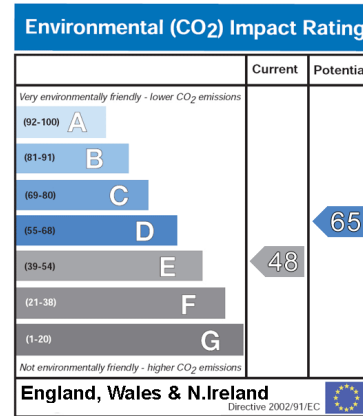
Fixtures and fittings other than those mentioned above to be agreed with the Seller.

SERVICES CONNECTED:

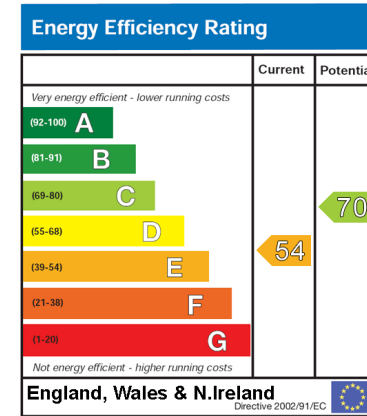
Please note that any services, heating systems or appliances have not been tested, and no warranty can be given or implied as to their working order.

ALL MEASUREMENTS:

All Measurements are Approximate



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide emissions. The higher the rating the less impact it has on the environment.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

BRANCH ADDRESS:

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OFFICE OPENING HOURS:

Monday to Friday 9:00 to 17:30 Saturday 9:00 to 16:00

Your Move have produced these details in good faith and believe they provide a fair and accurate description of the property being marketed. Following inspection and prior to financial commitment prospective buyers should satisfy themselves as to the property's suitability and make their own enquiries, relating to specific points of importance for example condition of items, permissions, approvals and regulations. The accuracy of these details are not guaranteed and they do not form part of any contract.

