



Linnet Court, Ashington
£220,000



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Linnet Court, Ashington

Lennon Properties are delighted to bring to the sales market this a two bedroom detached bungalow, is situated in Linnet Court within the ever so popular Fallowfield Estate Ashington. The property benefits from gas central heating and double glazing, also benefits from being sold with no Upper CHAIN. The accommodation on offer briefly comprises of entrance hall, lounge, conservatory, kitchen, two bedrooms, bathroom. Externally there is a garden to the front with a driveway leading to garage providing off street parking for several cars and to the rear the is a delightful enclosed rear garden with lawn and shrubs. Early internal inspection highly recommended.



ENTRANCE

Via double glazed door

ENTRANCE HALL

Cupboard, radiator.

KITCHEN

8' 1" x 12' 6" (2.47m x 3.83m)

Fitted with a range of wall and base units to round edged work tops, 1 1/2 sink unit, with mixer tap stainless steel extractor fan, breakfast bar, radiator, double glazed window to the front, access to the garage.

LOUNGE

16' 9" x 11' 3" (5.12m x 3.44m)

Feature fire place with gas fire, radiator, double glazed patio doors to conservatory .

CONSERVATORY

8' 11" x 10' 4" (2.74m x 3.16m)

Half base wall, double glazed windows and double glazed door to side.

BEDROOM ONE

10' 10" x 12' 5" (3.31m x 3.79m)

Fitted with a range of Cavendish wardrobes and drawers, radiator, double glazed window.

BEDROOM TWO

9' 1" x 8' 3" (2.77m x 2.52m)

Fitted with Cavendish wardrobe and drawers, radiator, double glazed window.

BATHROOM

Low level wc, pedestal wash hand basin, shower cubical with shower, radiator, double glazed window.

EXTERNALLY

To the front of the property there is a low maintained garden with driveway leading to garage and to the rear an enclosed garden with lawn and shrubs to the borders.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off / disconnected or drained services or appliances - All measurements are approximate. MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.



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