



2 bed upper flat to buy in NE63

Green Lane, Ashington, Northumberland,
NE63 8EQ

£70,000

 x2  x1  x1

Tenure

Leasehold

On Street parking

Property features

- ✓ First Floor Flat
- ✓ West End of Ashington
- ✓ Two Double Bedrooms
- ✓ Modern Kitchen/Diner
- ✓ EPC Rating C

Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Mobile signal: Good

Arrange a viewing

Garreth Young
Branch Manager
Ashington

01670 568096
ashington@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

FIRST FLOOR FLAT - WEST END OF ASHINGTON - TWO DOUBLE BEDROOMS - SPACIOUS KITCHEN/DINER - WELL PRESENTED THROUGHOUT - COMBI BOILER - 88 YEAR LEASE - NO UPPER CHAIN - VIEW NOW

Pattinson Estate Agents welcome to the sales market this two bedroom first floor flat situated on Green Lane in the west end of Ashington. A great location which is ideally placed for access to local schools, shops, amenities and travel links including the new train station linking directly into Newcastle City Centre. Warmed via gas central heating (combi boiler) and with Upvc double glazing throughout this well presented property is sold with no upper chain and is 'turn key' ready. An ideal purchase for a first time buyer or investor.

Briefly comprising; entrance porch with two storage cupboards, stairs to first floor, landing, large storage cupboard, inner hallway, lounge, kitchen/diner, two double bedrooms and bathroom.

As we anticipate a high level of interest, early viewings are essential. Please contact our Ashington Team

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 88

Annual Service Charge Amount: £200.00

Price: Offers In Excess Of £70,000

Property Type: Upper Flat

Parking: On Street

Construction materials: Brick and block

Roofing type: Slate tiles

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Mobile signal coverage: Good

Entrance Porch

2.87m x 2.30m (9'4" x 7'6")

Via main access door to the front. Two built in storage cupboards, stairs to first floor, tiled flooring.



Entrance Porch Additional



First Floor Landing



Storage Room

2.61m x 1.13m (8'6" x 3'8")



Hallway

Wood effect flooring, radiator.



Lounge

3.70m x 3.78m (12'1" x 12'4")

Window to front, open archway into the kitchen/diner, radiator.



Lounge Additional



Kitchen/Diner

4.76m x 3.13m (15'7" x 10'3")

Two windows to the rear. A modern fitted kitchen with a range of white high gloss wall, floor and drawer units with black roll edge worktops and white tiled splashbacks, integrated electric oven and hob with brushed steel extractor over, stainless steel sink and drainer with mixer tap, plumbing for washing machine, housed Baxi gas combi boiler, wood effect flooring, radiator.



Kitchen Area



Dining Area



Bedroom One

4.25m x 2.56m (13'11" x 8'4")

Window to the front, wood effect flooring, radiator.



Bedroom Two

3.39m x 2.90m (11'1" x 9'6")

Window to the rear, wood effect flooring, radiator.



Bathroom

2.47m x 2.29m (8'1" x 7'6")

Frosted window to the rear. Fitted with a three piece white suite comprising panelled bath with electric shower over and glass screen door, pedestal wash hand basin and push flush w.c. Built in storage cupboard, chrome heated towel rail, pvc panelled walls, tiled flooring.



Bathroom Additional



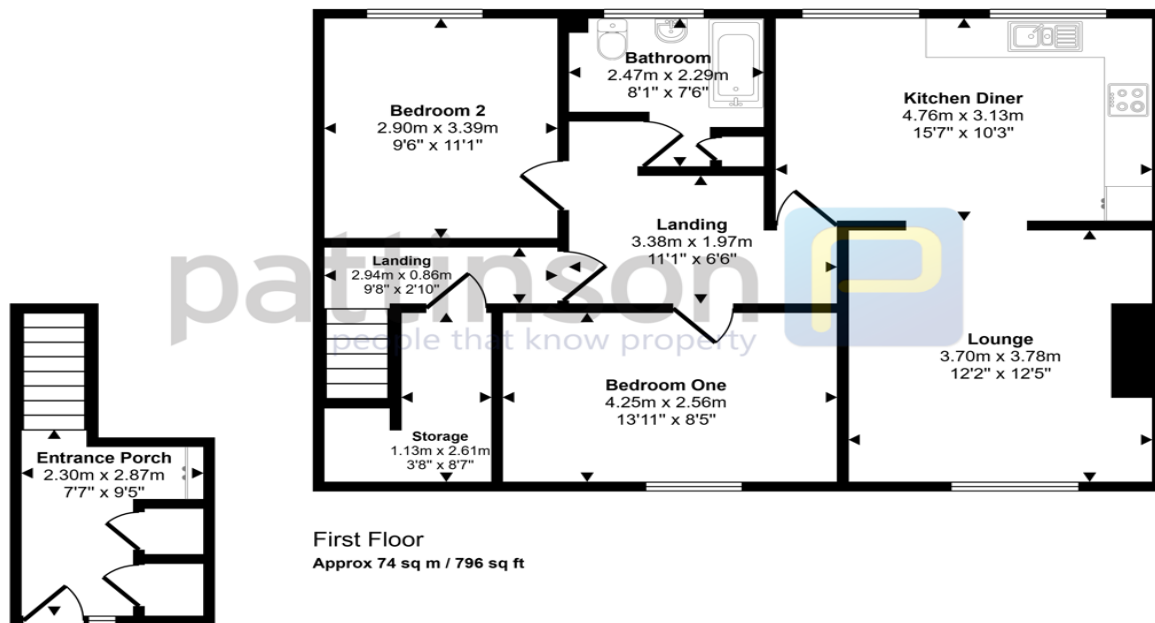
Front Elevation



Rear Aspect



Approx Gross Internal Area
82 sq m / 879 sq ft



Ground Floor
Approx 8 sq m / 83 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C	77	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Green Lane, Ashington, Northumberland, NE63 8EQ

Contact your local branch today for more information on this property:

95 Station Road, Ashington, Northumberland, NE63 8RS, Tel: 01670 568096, ashington@pattinson.co.uk, www.pattinson.co.uk

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

