



### 3 bed semi-detached house to buy in NE63

Albatross Way, Windmill Park, Ashington, Northumberland, NE63 9WW

**£159,950** Offers Over

 x3  x2  x1

Tenure

**Freehold**

Driveway parking

### Property features

- ✓ No Chain Involved
- ✓ Lovely Rear Garden
- ✓ Double Length Driveway
- ✓ Three Bedrooms
- ✓ EPC Rating B

## Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: B
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: ADSL copper wire
- ✓ Mobile signal: Good

## Arrange a viewing

Garreth Young  
Branch Manager  
Ashington

01670 568096  
ashington@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

Offered with NO FURTHER CHAIN INVOLVED is this delightful semi-detached home, well placed within the popular Windmill Park development. Located on periphery of Ashington, the development offers brilliant access onto the A189 Spine Road, the picturesque South East Northumberland coastline and Wansbeck General Hospital.

Occupying a great plot with a decent sized rear which is well tended and not directly overlooked. A double length driveway completes the outdoor space.

Inside, the home offers ready-to-move into accommodation, briefly comprising: entrance hall, a good-sized dining kitchen which boasts a dual aspect. The living room is located to the rear and offers a good degree of privacy, French doors provide access into the rear garden. A useful cloakroom is located off the kitchen.

On the first floor level you will find the principal bathroom and three bedrooms, two doubles and a single. The main bedroom is particularly nice with two windows, allowing the natural light to flood in.

Freehold and with double glazing and gas central heating.

We feel this lovely home will appeal to a range of buyers, in particular someone looking for a starter home or down-size purchase.

Call to view!

Council Tax Band: B

Tenure: Freehold

Price: Offers Over £159,950

Property Type: Semi-detached house

Parking: Driveway

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire

Mobile signal coverage: Good

## Entrance

Entrance door opening into the hall. A staircase takes you to the first floor accommodation, access into the dining kitchen. Central heating radiator.

---

## Dining Kitchen

*4.75m x 3.01m (15'7" x 9'10")*

A dual aspect and good-sized room. The kitchen area is located to the front and is fitted with a modern range of wall and base units, complementing preparation work surfaces, sink unit with mixer tap, built-in oven, hob and extractor hood, space and plumbing for washing machine, space for free-standing fridge/freezer, double glazed window to the front.

The dining area is located to the rear of the room and offers space for a decent sized table. Double glazed window to the side elevation, central heating radiator, access into the living room and cloakroom/WC.

---



## Dining Area Image



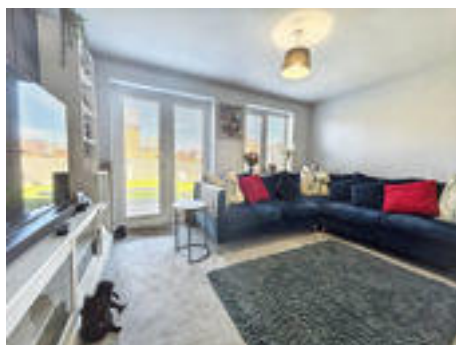
## Another Kitchen Image



## Living Room

*4.05m x 3.24m (13'3" x 10'7")*

A lovely room situated to the rear with French doors opening into the private rear garden. Feature panelling to one wall, central heating radiator and a double glazed window to the rear. This room offers a great degree of privacy as it is not directly overlooked from beyond.



## Living Room Image



## Cloakroom/WC

Integral.

Low level WC, wash hand basin, single central heating radiator.



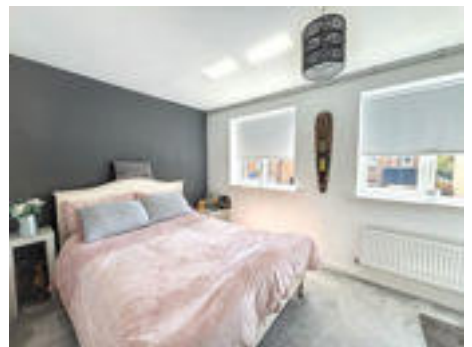
## First Floor Landing

Access into the bathroom, bedrooms and loft.

## Main Bedroom

2.43m x 4.08m (7'11" x 13'4")

Situated to the front with two double glazed windows and a central heating radiator.



## Another Main Bedroom Image



## Bedroom Two

3.66m x 2.11m (12'0" x 6'11")

Another double room situated to the rear with a double glazed window and central heating radiator.



## Bedroom Three

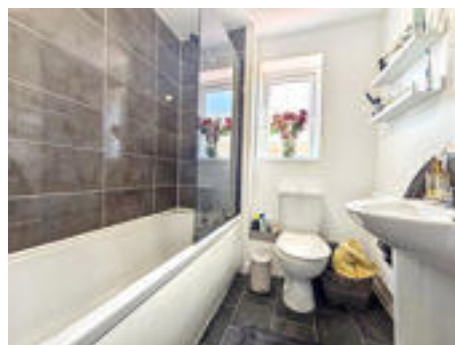
2.62m x 1.82m (8'7" x 5'11")

Situated to the rear with a double glazed window and central heating radiator.

## Bathroom

2.07m x 1.77m (6'9" x 5'9")

A white three piece suite comprising: bath with shower over, low level WC and wash hand basin. The wall and floor coverings complement the suite nicely and there is a double glazed window to the rear and a heated towel rail.



## Outside


The home sits on a nice plot with a good-sized private rear garden, laid mainly to lawn with seating areas and paved patio. A side gate leads to the double length driveway.



## Another Outside Image





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		96
(81-91) <b>B</b>	83	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

Albatross Way, Windmill Park, Ashington, Northumberland, NE63 9WW

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](mailto:ashington@pattinson.co.uk), [www.pattinson.co.uk](http://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.

