



## 2 bed terraced house to buy in

Green Lane, Ashington, Northumberland,  
NE63 8DF

# £129,950

🏠 x2 🚗 x1 🚲 x1

Tenure

**Freehold**

Off Street parking

## Property features

- ✓ Semi Detached House
- ✓ Two Bedrooms
- ✓ Well Presented Throughout
- ✓ Popular West End Location
- ✓ EPC Rating C

## Key Information

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

## Arrange a viewing

Garreth Young  
Branch Manager  
Ashington

01670 568096  
ashington@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

\*\*\*SEMI DETACHED - TWO BEDROOMS - KITCHEN/DINER - IMMACULATE THROUGHOUT - ENCLOSED REARGARDEN - DRIVEWAY - NO UPPER CHAIN - VIEW NOW\*\*\*

Pattinson Estate Agents welcome to the sales market this well presented two bed semi detached house situated on Green Lane in the West End of Ashington, Northumberland. A sought after location which is ideally placed for access into the town centre with an array of shops, supermarkets and leisure facilities. Local primary and secondary schools are in walking distance and there are travel links close by including the new train station. This lovely family home is warmed via gas central heating (combi boiler) and benefits from Upvc double glazing throughout. Recently updated by the current owners, the property is sold with no upper chain.

Briefly comprising; entrance hallway, lounge, kitchen/diner with double french doors to an enclosed rear garden. To the first floor there are two double bedrooms and family bathroom.

Externally to the front is a block paved driveway allowing off street parking with small lawn area.

Early viewings are essential to avoid disappointment.

EPC C

To arrange your viewing please contact our Ashington Team.

Council Tax Band: A

Tenure: Freehold

Price: £129,950

Property Type: Terraced House

Parking: Off Street

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

## Entrance Hallway

- Via double glazed door
- Radiator
- Stairs to first floor



## Living Room

3.26m x 3.86m (10'8" x 12'7")

- Double glazed window to front
- Radiator



## Kitchen/Diner

5.35m x 2.63m (17'6" x 8'7")

- Double glazed window and french doors to rear
- Cupboard housing combi boiler
- Under stairs cupboard
- Fitted wall & base units with work tops
- Sink & drainer unit
- Plumbed for washing machine



## First Floor Landing

- Double glazed window
- Storage cupboard



## Bedroom 1

4.26m x 2.96m (13'11" x 9'8")

- 2 x double glazed windows
- Cupboard
- Radiator



## Bedroom 2

2.73m x 3.53m (8'11" x 11'6")

Double glazed window  
-Radiator



## Bathroom

2 x double glazed windows  
-Panelled bath with electric shower & screen  
-Vanity unit incorporating low level wc and wash basin  
-Heated towel rail

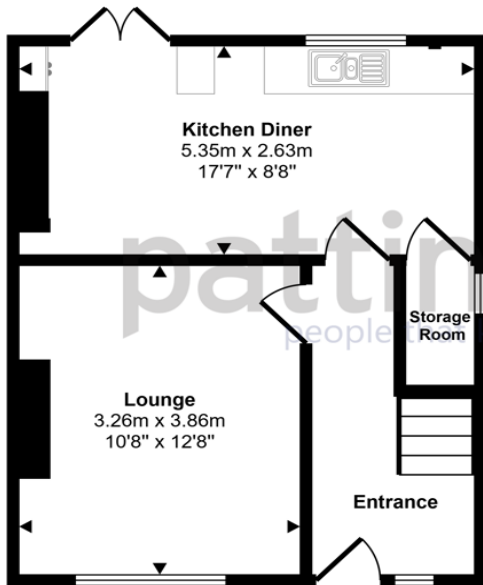


## Rear Garden

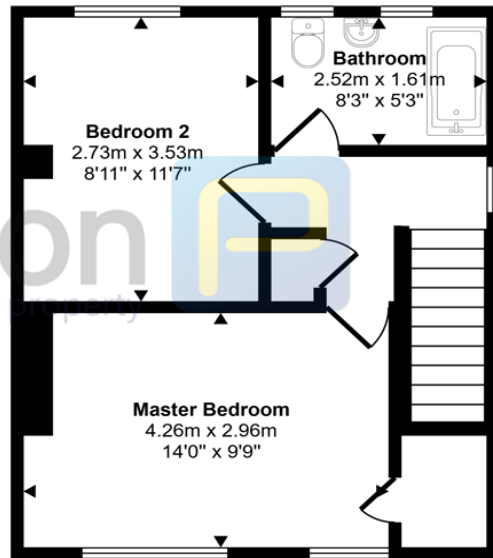
Enclosed rear garden with mature hedges, lawn area and decking



Approx Gross Internal Area  
71 sq m / 769 sq ft



Ground Floor  
Approx 35 sq m / 381 sq ft



First Floor  
Approx 36 sq m / 388 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) <b>A</b>			
(81-91) <b>B</b>			86
(69-80) <b>C</b>		72	
(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	

Green Lane, Ashington, Northumberland, NE63 8DF

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)**

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