



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

Pine Valley Way, Ashington, Northumberland, NE63 9GL

# £169,950

 x3  x2  x1

Tenure

**Freehold**

Allocated parking

Garden

## Property features

- ✓ Three Bedrooms
- ✓ Semi Detached Town House
- ✓ D/G & GCH
- ✓ Off Street Parking to Front
- ✓ Set over Three Floors

## Key Information

- ✓ Council Tax: Band B
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water

## Arrange a viewing

Garreth Young  
Branch Manager  
Ashington

01670 568096  
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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

**\*\*SEMI DETACHED TOWN HOUSE - THREE BEDROOMS - WELL PRESENTED - KITCHEN/DINER - CLOAKROOM - GARDEN - ALLOCATED PARKING - AVAILABLE TO VIEW NOW\*\*\***

Pattinson Estate Agents are delighted to welcome to the sales market this beautifully presented three bedroom semi detached town house situated on Pine Valley Way within the Seaton Vale development in Ashington. Set over three floors the property is warmed via gas central heating (combi boiler) and is Upvc double glazed throughout. Ideally situated for access into the town centre with local primary and secondary schools, shops, supermarkets, leisure facilities and travel links close by. The new Ashington railway is within easy reach and the Northumberland coastline is less than three miles away. Early viewings are essential to appreciate the accommodation on offer.

Briefly comprising; entrance lobby lounge, inner hallway, cloakroom and kitchen/diner. To the first floor two double bedrooms and family bathroom. To the second floor master bedroom. Externally to the front is an allocated parking bay, slate gravel and paved pathway with gated access to the rear garden. To the rear enclosed garden there is lawn and slate gravel areas.

EPC: TBC

To arrange your viewing please call our Ashington Team on 01670 568096 or email [ashington@pattinson.co.uk](mailto:ashington@pattinson.co.uk)

Council Tax Band: B

Tenure: Freehold

Price: £169,950

Property Type: Semi-detached house

USPs: Garden

Parking: Allocated, Off Street

Listed property: No

Conservation area: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

## Entrance Lobby

Via composite door  
-Door to lounge

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## Living Room

3.50m x 4.40m (11'5" x 14'5")

Double glazed window to front  
-Storage cupboard  
-Radiator

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## Additional Image



## Inner Lobby

Stairs to first floor

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## Downstairs Wc

Low level wc  
-Wash hand basin  
-Radiator



## Kitchen/Diner

3.55m x 2.28m (11'7" x 7'5")

- Double glazed french doors to rear
- Fitted white gloss wall & base units with work tops
- Integrated appliances
- Tiled splash backs
- Radiator
- Plumbed for washing machine



## Additional Image 1



## Additional Image 2



## First Floor Landing

- Radiator
- Stairs to second floor



## Bedroom 2

3.55m x 2.62m (11'7" x 8'7")

- 2 x double glazed windows
- Radiator



## Additional Image 3



## Bedroom 3

3.52m x 2.32m (11'6" x 7'7")

- Double glazed window
- Radiator



## Bathroom

1.66m x 2.22m (5'5" x 7'3")

- Double glazed window
- Panelled bath with mains shower over
- Pedestal wash hand basin
- Low level wc
- Radiator
- Part tiled walls



## Additional Image 4



## Additional Image 5



## Top Floor Landing

- Storage cupboard

## Master Bedroom

2.46m x 6.10m (8'0" x 20'0")

Velux windows to front & rear

-Storage cupboard

-Radiator

-Loft access



## Additional Image 6



## Rear Garden

Spacious enclosed garden with lawn area and slate chippings areas



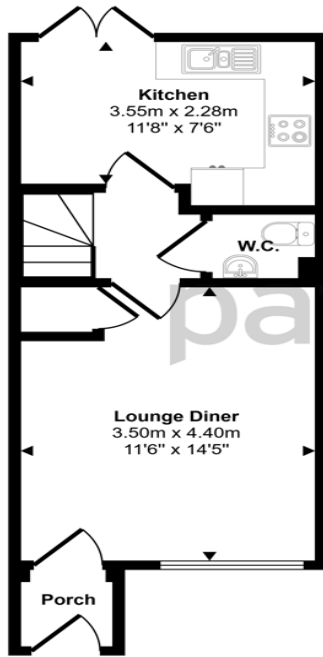
## Additional Image 7



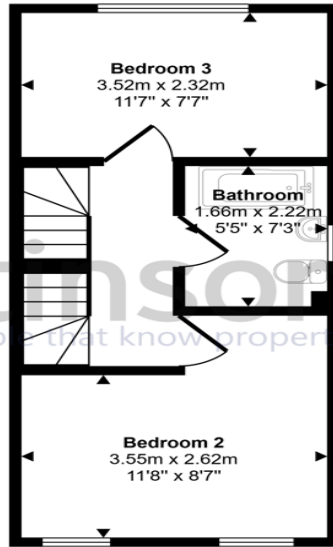
## Additional Image 8



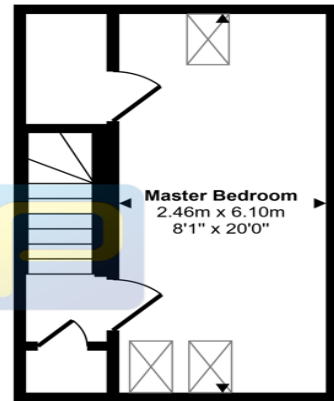
Approx Gross Internal Area  
83 sq m / 890 sq ft



Ground Floor  
Approx 31 sq m / 334 sq ft



First Floor  
Approx 30 sq m / 321 sq ft



Second Floor  
Approx 22 sq m / 235 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.

Pine Valley Way, Ashington, Northumberland, NE63 9GL

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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