



pattinson P

3 bed terraced house to buy in

Cavendish Gardens, Ashington, Ashington,
Northumberland, NE63 0EW

£80,000 Starting Bid

H x 3 D x 1 B x 1

Tenure

Freehold

Property features

- ✓ THREE BEDROOMS
- ✓ GAS COMBI BOILER
- ✓ VALID CP12 & EICR CERTIFICATES
- ✓ MODERN KITCHEN
- ✓ EPC Rating C

On Street parking

Garden

Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTC (fibre to the cabinet)
- ✓ Mobile signal: Good

Arrange a viewing

Garreth Young
Branch Manager
Ashington

01670 568096
ashington@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Pattinson Estate Agents welcome to the market for sale by online auction this well-presented three bedroom terraced home situated on Cavendish Gardens, Ashington. Ideally located close to local amenities, schools and transport links, the property offers well-proportioned accommodation throughout. Briefly comprising a spacious lounge/diner, modern fitted kitchen and a generous family bathroom to the ground floor, with three bedrooms to the first floor. Externally, the property benefits from a low maintenance front garden and an enclosed rear yard. An ideal purchase for first time buyers or buy-to-let investors. Early viewing is recommended.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £80,000

Property Type: Terraced House

USPs: Garden

Parking: On Street

Year built: 1924

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: Electric

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTC (fibre to the cabinet)

Mobile signal coverage: Good

Front External

Low maintenance front garden laid with gravel and enclosed by fencing and hedging. Pathway leading to the front entrance.



Lounge Diner

4.61m x 5.13m (15'1" x 16'9")

Spacious lounge/diner with bay window to the front elevation, two radiators, fitted carpet, ceiling light fittings, staircase to the first floor and under stairs storage cupboard. Door leading to the kitchen.



Kitchen

4.73m x 2.13m (15'6" x 6'11")

Modern fitted kitchen with a range of wall and base units, laminate work surfaces, stainless steel sink with mixer tap, integrated electric oven, electric hob with extractor hood, tiled splashbacks, recessed spotlights, radiator, tiled flooring, window to the rear elevation, access to the rear lobby, bathroom and external store.



Bathroom/WC

1.46m x 3.30m (4'9" x 10'9")

Spacious family bathroom comprising panelled bath with mixer tap and shower attachment, wash hand basin set within vanity unit, low level WC, heated towel rail, tiled walls and flooring, two windows to the rear elevation and door leading to the kitchen.



Bedroom 1

4.74m x 3.36m (15'6" x 11'0")

Bedroom One – 4.74m x 3.36m (15'7" x 11'0")

A spacious double bedroom positioned to the front elevation with two windows providing plenty of natural light, fitted carpet, central heating radiator and built-in storage recess.



Bedroom 2

2.33m x 3.58m (7'7" x 11'8")

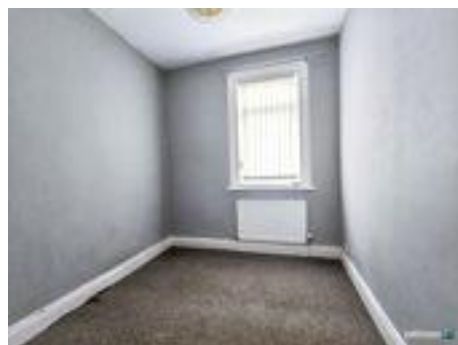
A good sized second bedroom with window to the rear elevation, fitted carpet, central heating radiator and built-in storage recess.



Bedroom 3

2.24m x 2.23m (7'4" x 7'3")

A single bedroom with window to the rear elevation, fitted carpet and central heating radiator.

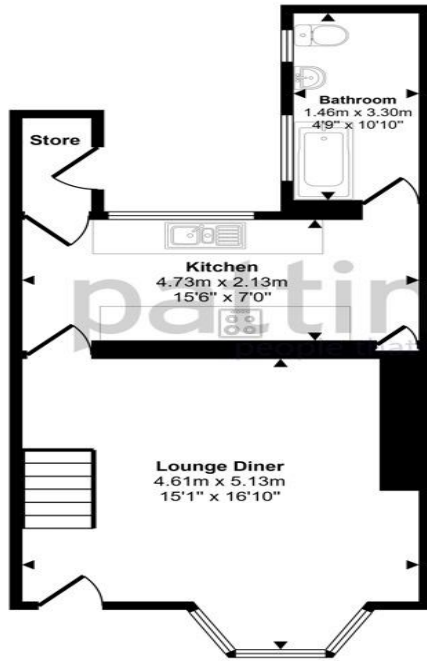


Rear External

Enclosed rear yard providing low maintenance outside space with gated access to the rear lane and access to the attached store.



Approx Gross Internal Area
71 sq m / 763 sq ft



Ground Floor
Approx 39 sq m / 416 sq ft



First Floor
Approx 32 sq m / 347 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
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		86
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Cavendish Gardens, Ashington, Ashington, Northumberland, NE63 0EW

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

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www.pattinson.co.uk

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