



### 3 bed end of terrace house to buy in NE63

Poplar Street, Ashington, Northumberland, NE63 0AS

**£72,000** Starting Bid

 x3  x1  x2

Tenure  
**Freehold**

Off Street parking

### Property features

-  FREEHOLD
-  Spacious Open Plan Lounge & Kitchen/Diner
-  Modern Gas Combi Boiler & Replacement Radiators
-  Master Bedroom with Fitted Wardrobes
-  EPC Rating D

## Key Information

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

## Arrange a viewing

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Branch Manager  
Ashington

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

TO BE SOLD via ONLINE AUCTION. Fees apply.

A well-maintained three bedroom end terrace property situated within easy reach of Ashington town centre, local amenities and transport links.

Briefly comprising: Entrance hall with stairs to the first floor and access to a spacious open plan lounge leading through to the kitchen/dining area. To the first floor, the landing provides access to a modern family shower room, a generous master bedroom with fitted wardrobes and two further bedrooms.

The property has benefited from a replacement gas combi boiler and new radiators throughout within the last couple of years, along with modern uPVC internal doors and updated skirting boards.

Externally, there is a low maintenance garden to the front and a large enclosed rear yard with double gates providing secure off-street parking.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £72,000

Property Type: End of terrace house

Parking: Off Street, On Street

Year built: 1920

Construction materials: Brick and block

Roofing type: Clay 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: Yes

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: FTTC (fibre to the cabinet)

Mobile signal coverage: Good

## Entrance Hall

1.15m x 1.10m (3'9" x 3'7")

Composite entrance door leading into the hallway with stairs to the first floor and access to the lounge. Finished with carpet flooring and neutral décor.



## Lounge

5.82m x 4.88m (19'1" x 16'0")

Spacious lounge positioned to the front of the property with a large window providing plenty of natural light. Feature wall with electric fire, carpet flooring and open access through to the kitchen/diner.



## Kitchen diner

5.85m x 3.36m (19'2" x 11'0")

Located to the rear of the property and fitted with a range of wall and base units with contrasting work surfaces, stainless steel sink, gas cooker point and space for white goods. Ample room for a dining table with French doors leading out to the rear yard.



## First Floor Landing

Providing access to all three bedrooms and the family shower room. Carpet flooring and loft access.

## Master Bedroom

3.20m x 3.25m (10'5" x 10'7")

Double bedroom overlooking the rear of the property with fitted sliding wardrobes, carpet flooring and radiator.



## Bedroom Two

2.98m x 4.92m (9'9" x 16'1")

Double bedroom positioned to the front of the property with carpet flooring and radiator.



## Bedroom Three

2.78m x 3.80m (9'1" x 12'5")

2.78m x 3.80m (9'1" x 12'6")

Good sized third bedroom overlooking the front of the property, currently used as a bedroom/study, with carpet flooring and radiator.



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## Shower Room - IMAGE TO FOLLOW

1.77m x 3.26m (5'9" x 10'8")

Located to the rear of the property and fitted with a walk-in shower, low level WC and wash hand basin. Part tiled walls, vinyl flooring and opaque window to the rear.

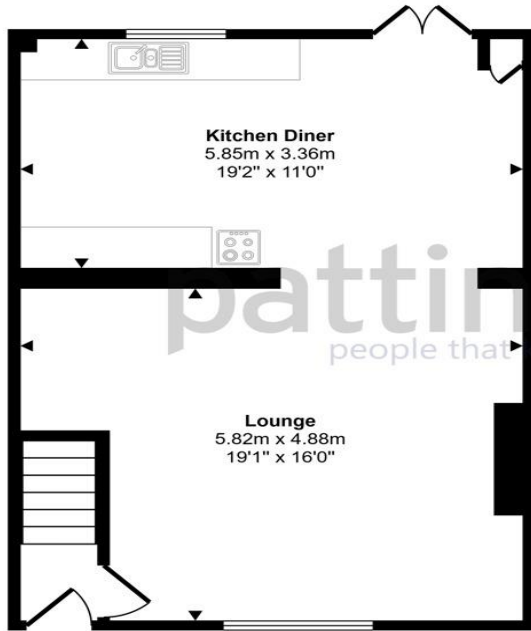
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## External

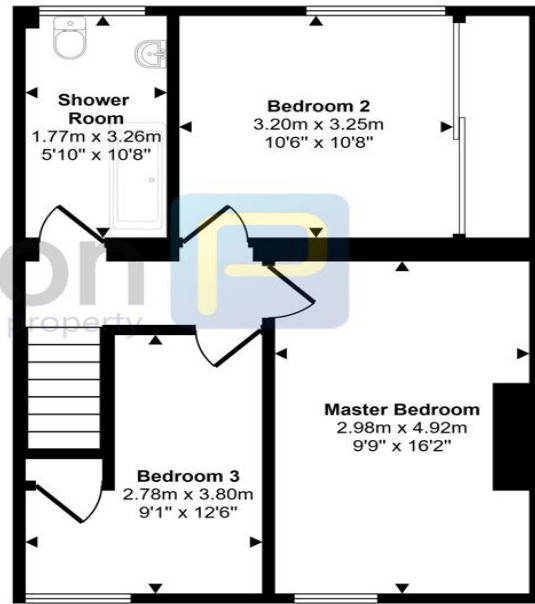
To the front is a low maintenance enclosed garden with paved seating area and brick boundary wall. To the rear is a generous enclosed yard with double gates providing useful off street parking.



Approx Gross Internal Area  
101 sq m / 1082 sq ft



Ground Floor  
Approx 50 sq m / 535 sq ft



First Floor  
Approx 51 sq m / 546 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			76
(55-68) <b>D</b>		64	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

Poplar Street, Ashington, Northumberland, NE63 0AS

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

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