



2 bed semi-detached house to buy in NE63

Field View, Ashington, Northumberland,
NE63 8BP

£160,000

 x 2  x 2  x 1

Tenure

Freehold

Property features

- ✓ Modern Semi Detached House
- ✓ Two Double Bedrooms
- ✓ Upgrades Throughout
- ✓ Landscaped Garden
- ✓ EPC Rating B

Driveway parking

Key Information

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

Arrange a viewing

Garreth Young
Branch Manager
Ashington

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

MODERN SEMI DETACHED HOUSE - TWO DOUBLE BEDROOMS - BEAUTIFULLY PRESENTED - KITCHEN/DINER WITH APPLIANCES - GROUND FLOOR CLOAKS - LANDSCAPED WEST FACING GARDEN - THREE CAR DRIVEWAY - POPULAR LOCATION - MUST BE VIEWED

Pattinson Estate Agents welcome to the sales market this modern two bedroom semi detached house situated on Field View in the west end of Ashington. Built by Gleeson Homes in 2019 with a ten year builders warranty. A popular location located for easy access into the town centre with an array of shops, supermarkets, leisure facilities and travel options including the new train station which links directly into Newcastle city centre.

The current owner has made many improvements to the property including a walk in shower to the bathroom, a new front door with ten year warranty, landscaping to the rear garden, internal plantation window shutters. The white goods in the kitchen will also be included in the sale.

Briefly comprising; entrance hallway, lounge, kitchen/diner and ground floor w.c. To the first floor two double bedrooms and shower room. Externally to the front open plan astro turf lawn and paved pathway. To the side a gravelled driveway allowing off street parking for three cars. To the rear a beautiful enclosed garden, west facing, with lawn, shrubbery, patio, shed and side gate for access.

To arrange your viewing, please contact our Ashington team who will be happy to assist.

Council Tax Band: B

Tenure: Freehold

Price: Offers In The Region Of £160,000

Property Type: Semi-detached house

Parking: Driveway

Year built: 2019

Construction materials: Brick and block, Cob construction

Roofing type: Slate tiles

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Mobile signal coverage: Good

Entrance Hallway

Via main access door to the front, stairs to the first floor, hard wearing flooring, radiator.



Lounge

4.49m x 2.95m (14'8" x 9'8")

Window to the front with fitted white shutters, understair storage cupboard, radiator.



Lounge Additional



Kitchen/Diner

4.05m x 2.33m (13'3" x 7'7")

Window to the rear. A modern fitted kitchen with a range of cream wall, floor and drawer units with brushed copper handles, square edge wood effect worktops and tiled splashbacks. Stainless steel sink and drainer with upgraded mixer tap, integrated gas hob and electric oven with extractor over and housed gas combi boiler. White goods included are fridge/freezer, washing machine and slimline dishwasher. The dining area has a wall mounted TV point, French doors opening into the rear garden and radiator. Wood effect flooring throughout.



Kitchen Area



Dining Area



Cloakroom

Floating wash hand basin with upgraded taps and tiled splashback, push flush w.c, wood effect flooring, radiator.



First Floor Landing

White balustrade and hand rail, loft hatch to the ceiling, radiator.



Bedroom One

3.09m x 3.01m (10'1" x 9'10")

Window to the front with fitted white shutters, radiator.



Bedroom One Additional



Bedroom Two

3.84m x 2.09m (12'7" x 6'10")

Window to the rear with fitted white shutters, radiator. Currently used as a study/dressing room. Comfortably fits a double bed.



Bedroom Two Additional



Shower Room

2.19m x 1.73m (7'2" x 5'8")

Frosted window to the rear. A newly fitted double walk in shower cubicle with white tray, chrome dual head rainfall shower, glass screen door and PVC panelled splashbacks, pedestal wash hand basin with upgraded taps, push flush w.c, wood effect flooring, radiator.



Rear Garden



Rear Garden Additional



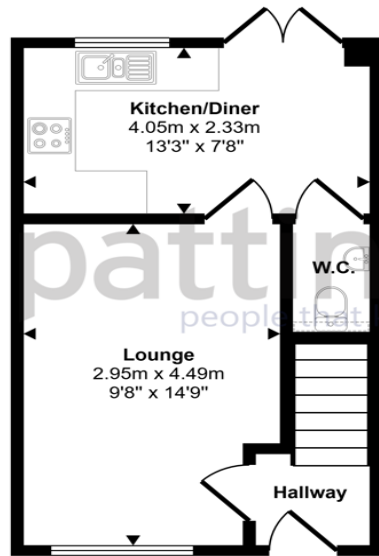
Rear Elevation



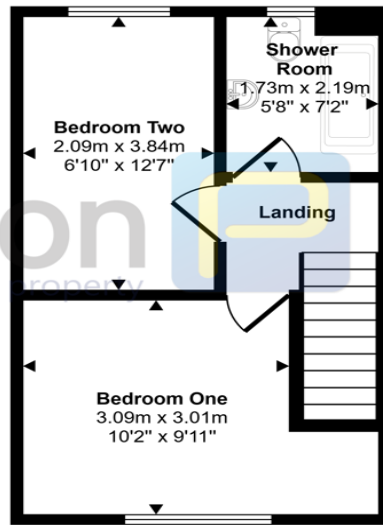
Front Elevation



Approx Gross Internal Area
57 sq m / 609 sq ft



Ground Floor
Approx 28 sq m / 307 sq ft



First Floor
Approx 28 sq m / 302 sq ft

Denotes head height below 1.5m

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		97
(81-91) B	83	
(69-80) C		
(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

Field View, Ashington, Northumberland, NE63 8BP

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

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