



3 bed terraced house to buy in

Woodhorn Road, Ashington,
Northumberland, NE63 9EU

£125,000 Offers Over

 x 3  x 1  x 2

Tenure

Freehold

Garage parking

Property features

- ✓ Larger Style Terraced
- ✓ Three Bedrooms & Loft Room
- ✓ Two Receptions
- ✓ Log Burner
- ✓ EPC Rating C

Key Information

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

Arrange a viewing

Garreth Young
Branch Manager
Ashington

01670 568096
ashington@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

LARGER STYLE TERRACED HOUSE - THREE BEDROOMS - ADDITIONAL LOFT ROOM - TWO RECEPTIONS - MULTI FUEL FIRE - GROUND FLOOR CLOAKS - BREAKFASTING KITCHEN - WELL PRESENTED THROUGHOUT - CLOSE TO TOWN CENTRE - YARD - GARDEN - GARAGE - MUST BE VIEWED

Pattinson Estate Agents welcome to the sales market this larger style terraced house situated on Woodhorn Road in Ashington, Northumberland. A popular location close to the town centre with an array of shops, supermarkets, leisure facilities and travel links including the new train station connecting directly into Newcastle City Centre. Local primary and secondary schools are within easy reach and the coast sits just two miles to the east.

Warmed via gas central heating (combi boiler) and with Upvc double glazing throughout this well presented property must be viewed to be appreciated.

Briefly comprising; entrance hallway, lounge with log burner, dining room, breakfasting kitchen and cloakroom. To the first floor two double bedrooms, one single bedroom and bathroom. An additional staircase leads to the loft room. Externally to the front a pleasant town garden with gated access. To the rear a large garage with electric roller access door. There is also an enclosed seating area and yard area.

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

Council Tax Band: A

Tenure: Freehold

Price: Offers Over £125,000

Property Type: Terraced House

Parking: Garage, On Street

Construction materials: Brick and block

Roofing type: Slate tiles

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good

Entrance Hallway

Via main access door to the front, wood effect flooring, radiator.



Entrance Hallway Additional



Lounge

3.95m x 3.55m (12'11" x 11'7")

Window to the front with fitted vertical blinds, feature fireplace and hearth with multi use fire (suitable for logs and smokeless fuel) inset to the chimney breast, double doors opening into the dining room, wood effect flooring, radiator.



Lounge Additional



Dining Room

3.66m x 3.72m (12'0" x 12'2")

Stairs to the first floor with white balustrade, understair storage cupboard, wood effect flooring, radiator.



Dining Room Additional



Kitchen

4.70m x 2.73m (15'5" x 8'11")

Window to the rear. Fitted with a range of wood effect wall, floor, display and drawer units with roll edge worktops and breakfast bar, range cooker with brushed steel splashback and pyramid extractor over, one and a half stainless steel sink and drainer with mixer tap, plumbing for washing machine and dishwasher, housed gas combi boiler, space for fridge/freezer, open archway into the rear hallway, tiled flooring, radiator.



Kitchen Additional



Rear Hallway

Access door into the rear yard, access door into the garage, tiled flooring.



Cloakroom

W.C tiled flooring, radiator



Garage

5.13m x 2.86m (16'9" x 9'4")

Electric roller door to the rear, lights, power points and ample storage space.

First Floor Landing

A tiered landing with white balustrade and stair case leading to the loft room.



First Floor Landing Additional



Master Bedroom

4.95m x 3.01m (16'2" x 9'10")

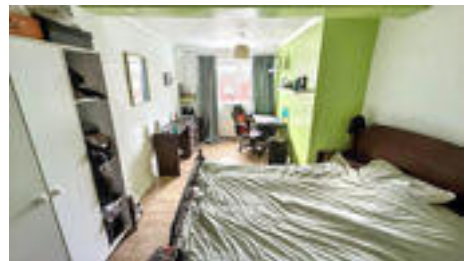
Window to the front with fitted vertical blinds, wall mounted TV point, freestanding wardrobes, radiator.



Bedroom Two

5.30m x 2.80m (17'4" x 9'2")

Window to the rear, wood effect flooring, radiator.



Bedroom Three

3.51m x 1.84m (11'6" x 6'0")

Window to the front with fitted vertical blinds, wood effect flooring, radiator.



Bathroom

2.23m x 2.22m (7'3" x 7'3")

Frosted window to the rear. Walk in corner shower cubicle with white tray, chrome shower and curved glass screen door, panelled jacuzzi bath with chrome mixer tap, wash hand basin set in a vanity unit chrome taps, push flush w,c, chrome heated towel rail, fully tiled walls, vinyl flooring.



Bathroom Additional



Loft Room

4.83m x 4.63m (15'10" x 15'2")

Velux window to the front.

Comfortably fits a double bed.



Sun Room

2.49m x 1.72m (8'2" x 5'7")

Covered seating area.



Rear Yard



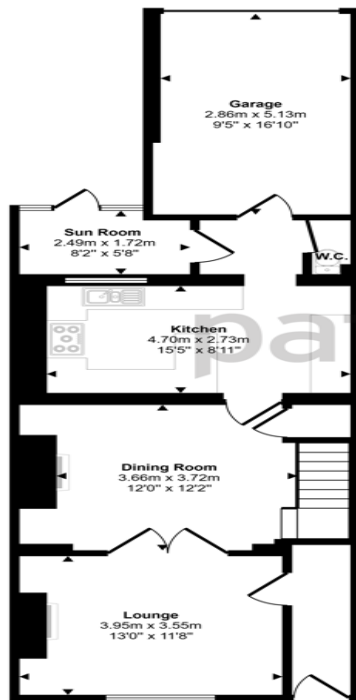
Rear Elevation



Front Garden

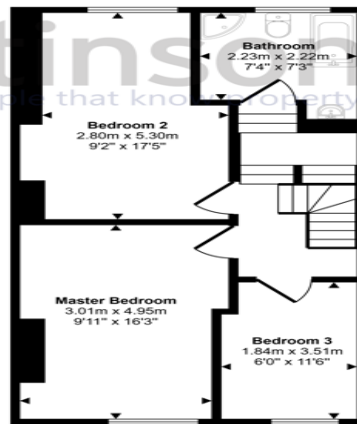


Approx Gross Internal Area
151 sq m / 1630 sq ft

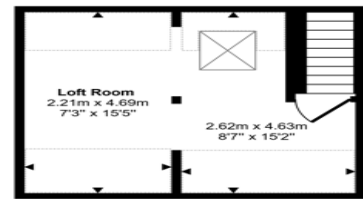


Ground Floor
Approx 77 sq m / 829 sq ft

Denotes head height below 1.5m



First Floor
Approx 52 sq m / 555 sq ft



Second Floor
Approx 23 sq m / 246 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		83
(69-80) C	73	
(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	

Woodhorn Road, Ashington, Northumberland, NE63 9EU

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, www.pattinson.co.uk

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

