



HARROGATE COURT ASHINGTON

Harrogate court is a two bedroom Bungalow in a popular residential estate near the Hospital in Ashington. Available with no upper chain benefitting from gas central heating and double glazing. Briefly comprising of; Entrance, lounge leading to kitchen and conservatory there are two bedrooms and a modern bathroom. Externally there is a garden to the front and rear.

To arrange your viewing call Ashington on 01670 850 850

OIRO £ 125,000



**ROOK
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HARROGATE COURT

ASHINGTON

ACCOMMODATION COMPRISES

ENTRANCE

UPVC Entrance Door, porch – entrance hall

CLOAKS/WC

Low level WC, pedestal wash hand basin, double glazed window to front, part tiling walls, vinyl flooring

LOUNGE 13'2 (4.01) x 12'9 (3.89)

Double glazed window to front, fire surround with electric inset and hearth, television point, telephone point, coving to ceiling

KITCHEN 9'11 (3.02) x 10'9 (3.28)

Double glazed window to rear, range of wall, floor and drawer units with co-ordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer tap, tiled splash backs, built in electric fan assisted oven, gas hob with extractor fan above, space for fridge/freezer, plumbed for washing machine/dishwasher, laminate flooring, double glazed to rear leading to Sun Room

SUN ROOM

Dwarf walls, double glazed windows, double radiator, door to rear

HALLWAY

Loft access, boarded, pull down ladders, lighting and power

BEDROOM ONE 9'9 (2.97) to wardrobe X 11'3 (3.43)

Double glazed to rear, double radiator, fitted wardrobes, storage cupboard

BEDROOM TWO 10'5 (3.18) X 8'5 (2.57)

Double glazed window to front, double radiator

BATHROOM/WC

3 piece white gucuzzi bath, mains shower over, wash hand basin (set in vanity unit), low level w/c, spotlights, heated towel rail, full tiling to walls, laminate flooring, cladding to ceiling, extractor fan

REAR GARDEN

Decking patio area, bushes and shrubs, screen fencing, garden shed

TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Council Tax Band: B

EPC Rating: D

AS00009543/AF/DS/01.09.2023/V.1



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Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.