

# Kilbourn Street Ashington

A fantastic opportunity to purchase this beautifully presented three bedroomed home in a very popular part of Ashington. The property briefly comprises of: entrance, hallway, living room and spacious kitchen/diner which opens out on to the covered external sitting area. Upstairs there is a family bathroom, three bedrooms the master with a modern en-suite. The loft has been boarded out and is accessed by a loft ladder.

Externally there is parking for two cars to the front and a good sized easy to maintain garden to the rear. An internal inspection is required to appreciate the property on offer.

To arrange your viewing call Ashington on 01670 850 850

## **ASKING PRICE £180,000**







# Kilbourn Street Ashington

## PROPERTY DESCRIPTION ENTRANCE

**UPVC** Entrance door

#### **ENTRANCE HALLWAY**

Single radiator, door leading to Cloaks/ WC

#### CLOAKS/WC

Low level WC, pedestal wash hand basin, part tiling to walls, laminate flooring

### LOUNGE 10'8 (3.25) X 13' (3.96)

Double glazed window to front, tall feature radiator, flame effect electric fire, television point, stairs to first floor

#### KITCHEN 13'8 (4.17) X 11'4 (3.45)

Range of wall, floor and drawer units with co-ordinating roll edge work surfaces, stainless steel unit and drainer with mixer tap, built in electric fan assisted oven, gas hob with extractor fan above, integrated fridge/freezer, washer/dryer, dishwasher, laminate flooring, spotlights, double glazed door to rear

#### FIRST FLOOR LANDING

Loft access: boarded, pull-down ladders

#### BEDROOM ONE 8'2 (2.48) X 11'5 (3.48)

Double glazed window to rear, single radiator, built in cupboard **EN-SUITE** 

Low level WC, wash hand basin, single radiator, mains shower cubicle, spotlights, laminate to floor

#### BEDROOM TWO 9'11 (3.02) X 8'6 (2.59)

Double glazed to front, single radiator

### BEDROOM THREE 6'10 (2.08) X 6'9 (2.06)

Double glazed window to front, single radiator

#### **BATHROOM**

3 piece white suite comprising: panelled bath with mains shower over, wash hand basin, low level WC, spotlights, single radiator, part tiling to walls, laminate flooring

#### **FRONT GARDEN**

Block paved driveway for two cars

#### **REAR GARDEN**

Low maintenance garden, flower beds, canopy over patio area

#### PRIMARY SERVICES SUPPLY

Electricity: Mains Water: Mains Sewerage: Mains Heating: Gas Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: Driveway

#### **AGENTS NOTE**

There is a Service Charge payable yearly of £110

#### **MATERIAL / CONSTRUCTION ABNORMALITIES**

We have been informed that ... Standard Construction

#### **RESTRICTIONS AND RIGHTS**

Listed? No Restrictions on property? No Easements, servitudes or wayleaves? No Public rights of way through the property? No

#### **RISKS**

Flooding in last 5 years: No Risk of Flooding: Low

Any flood defences at the property: No

Coastal Erosion Risk: Low

Known safety risks at property (asbestos etc...): No

#### **BUILDING WORKS**

Any known planning permissions or proposals in the immediate

locality: No

Outstanding building works at the property: No

#### **MINING**

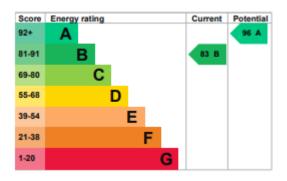
The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity.

#### **ACCESSIBILITY**

This property has no accessibility adaptations:

#### **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



COUNCIL TAX BAND: B EPC RATING: B

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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.

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