



WINGATE WAY ASHINGTON

Superbly presented and well maintained three bedroom semi detached house situated on the popular Portland Estate in Ashington, close to town centre with shops, bars and restaurants. Benefits from gas central heating and double glazing. Property comprises: Entrance hall, cloaks w/c, lounge with bay window, kitchen/diner. To the first floor landing, master bedroom, two further bedrooms and family bathroom. Externally there is off street parking and to rear a well maintained garden. Viewing essential.

To arrange your viewing please contact the Ashington branch on 01670 850850

ASKING PRICE £139,950



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WINGATE WAY

ASHINGTON

ACCOMMODATION COMPRISES

ENTRANCE

UPVC Entrance Door, porch – double glazed window to front

ENTRANCE HALLWAY

Stairs to first floor landing, double radiator, laminate flooring

CLOAKS/WC

Low level WC, wash hand basin, laminate flooring, double glazed window

LOUNGE 12'8 (3.86) x 14'3 (4.34)

Double glazed window to front, double radiator, built in storage cupboard, television point, telephone point

KITCHEN 16'1 (4.90) x 8.6 (2.59)

Double glazed window to rear, range of wall, floor and drawer gloss 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, integrated fridge/freezer, washer & dish washer, tiling to floor, spotlights, double glazed patio doors to rear

FIRST FLOOR LANDING

Built in storage cupboard, loft access

BEDROOM ONE 14'4 (4.37) to wardrobes X 8'4 (2.54)

Two double glazed windows to front, single radiator, fitted wardrobes

BEDROOM TWO 9'9 (2.97) X 8'10 (2.69)

Double glazed window to rear, single radiator

BEDROOM THREE 6'2 (1.88) X 8'10 (2.69)

Double glazed window to rear, single radiator

SHOWER ROOM/WC

Mains walk in shower, pedestal wash hand basin, low level w/c, heated towel rail, double glazed window to side, cladding to walls, non slip vinyl floor

FRONT GARDEN

Gravelled and paving area

REAR GARDEN

Low maintenance garden, covered over patio area, bushes and shrubs in pots, paved and astro turf

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		91 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Council Tax Band: B

EPC Rating: C

AS00009587/GD/DS/08/01/2023/V.2



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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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