



## Station Road Ashington

Investment opportunity. Three bedroomed terraced property in the popular west end of Ashington. Briefly comprising of; entrance hall, living room, dining room, kitchen, utility and WC. Upstairs there are three well proportioned bedrooms and a large family bathroom. Externally there is a rear yard with vehicular access.

**OIRO: £125,000**

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# Station Road Ashington

## PROPERTY DESCRIPTION

### ENTRANCE

UPVC Entrance Door



### ENTRANCE HALLWAY

Stairs to first floor landing

Laminate flooring

### CLOAKS/WC off utility

Low level WC

Wash hand basin

Laminate flooring

### LOUNGE 14'3 (4.34) into alcove x 13'4 (4.06)

Double glazed window to front

2 radiators

Coving to ceiling



### DINING ROOM 11'4 (3.45) x 17'7 (5.36) into bay

Double glazed window to rear

Single radiator

### KITCHEN 8'9 (2.67) x 13'0 (3.96)

Double glazed window to rear

Single Radiator

Range of wall, floor and drawer units with co-ordinating roll edge work surfaces

Tiled splash backs



### UTILITY ROOM 8'10 (2.69) x 5'10 (1.79)

Double glazed window to rear

Stainless steel sink unit and drainer with mixer tap

Plumbed for washing machine

### BEDROOM ONE 13'7 (4.15) x 11'1 (3.38) into alcove

Double glazed window to front

Double radiator

**BEDROOM TWO 13'8 (4.17) x 11'5 (3.48) into alcove**

Double glazed window

Double radiator

**BEDROOM THREE 6'9 (2.06) x 9'11 (3.02)**

Double glazed window to front

Double radiator

**BATHROOM/WC**

4 piece white suite comprising:

Mains shower over panelled bath

Pedestal wash hand basin

Shower cubicle

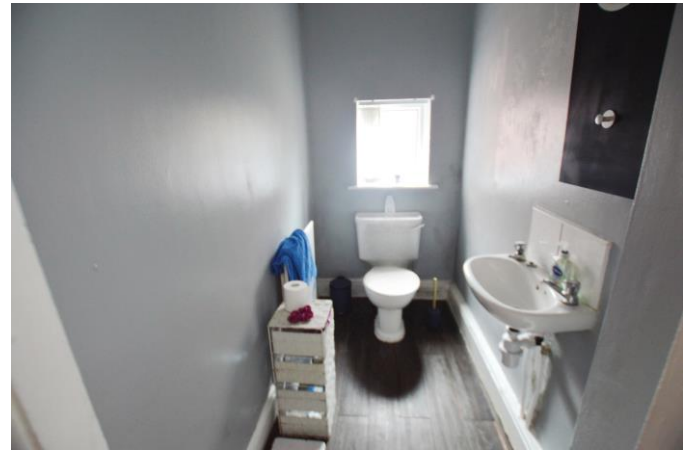
Low level WC

Double glazed window to rear

Single radiator

Tiling to walls

Laminate flooring



**PRIVATE YARD TO REAR WITH PARKING**

**PRIMARY SERVICES SUPPLY**

Electricity: Mains

Water: Mains

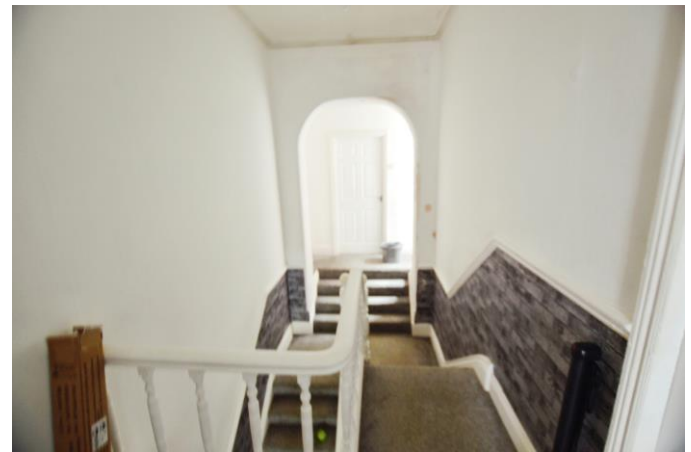
Sewerage: Mains

Heating: Gas

Broadband: ADSL Modem

Mobile Signal Coverage Blackspot: No

Parking: Rear Yard



**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		81 B
69-80	C		
55-68	D		
39-54	E	40 E	
21-38	F		
1-20	G		

**COUNCIL TAX BAND: A**

**EPC RATING: E**







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