



## Albatross Way Ashington

Beautifully presented three bedroom semi detached home close to the Wansbeck District Hospital in Ashington with excellent transport links. The property briefly comprises of a modern kitchen diner, handy WC and spacious lounge. Upstairs there are three good sized bedrooms, the master with fitted robes and stylish shower room with large cubicle. Externally you will find an enclosed rear garden small front garden and parking for two cars.

# £170,000

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SAYER

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# Albatross Way Ashington

## PROPERTY DESCRIPTION

### ENTRANCE

UPVC entrance door

### ENTRANCE HALLWAY

Stairs to first floor landing  
Single radiator

### CLOAKS/WC OFF KITCHEN DINER

Low level WC  
Wash hand basin set in vanity unit  
Laminate flooring  
Extractor fan

### LOUNGE 13'6 (4.12) x 10'10 (3.30)

Double glazed window to rear  
Double glazed patio doors to rear  
Single radiator

### KITCHEN/DINER 10'2 (3.10) x 16'1 (4.90)

Double glazed windows to front and side  
Double radiator  
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  
Laminate flooring

### FIRST FLOOR LANDING

Loft access  
Single radiator

### BEDROOM ONE 8'2 (2.48) x 11'6 (3.51) to front of robes

Double glazed window to front  
Single radiator  
Fitted wardrobes and drawers

### BEDROOM TWO 7'2 (2.18) x 12'5 (3.78)

Double glazed window to rear  
Single radiator

### BEDROOM THREE 6'0 (1.83) x 9'0 (2.74)

Double glazed window to rear  
Single radiator





**BATHROOM/WC**

- 3 piece white suite comprising:
  - Mains shower cubicle
  - Wash hand basin set in vanity unit
  - Low level WC
- Double glazed window to side
- Single radiator
- Part tiling to walls
- Laminate flooring
- Extractor fan

**SMALL FRONT GARDEN**

Laid mainly to lawn

**REAR GARDEN**

- Laid mainly to lawn
- Low maintenance garden
- Patio area

**PRIMARY SERVICES SUPPLY**

- Electricity: Mains
- Water: Mains
- Sewerage: Mains
- Heating: Gas
- Broadband: Fibre
- Mobile Signal Coverage Blackspot: No
- Parking: Driveway

**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		96 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**COUNCIL TAX BAND: B**

**EPC RATING: B**

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