



## Burnside Ashington

An extended two bedroomed semi detached home situated on Burnside, Ashington. The property is beautifully presented throughout and briefly comprises: Entrance porch, lounge, dining room, stunning high gloss kitchen, first floor landing, two double bedrooms and modern newly upgraded bathroom. Externally the property has an enclosed low maintenance garden to the rear and an attached single garage with drive to the front. Offered with recently installed double glazed windows and internal doors (2022) and gas central heating.

**OIEO: £140,000**

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## PROPERTY DESCRIPTION

### ENTRANCE PORCH

Composite Entrance door  
Laminate flooring  
Double glazed windows to front

### LOUNGE 12'10 (3.91) x 17'5 (5.31)

Double glazed window to front  
2 single radiators  
Fire surround with inset and hearth  
Electric fire  
Television point  
Coving to ceiling

### DINING ROOM 12'10 (3.91) x 9'0 (2.74)

2 Double glazed windows to rear  
Double radiator

### KITCHEN (modern refitted) 18'0 (5.49) x 6'9 (2.06)

Double glazed window to rear  
Tall feature radiator  
Range of wall, floor and drawer units with coordinating work surfaces  
Coordinating sink unit and drainer with mixer tap  
Splash backs  
Built in electric fan assisted oven  
Gas hob with extractor fan above  
Integrated fridge, freezer and microwave  
Laminate flooring  
Spotlights  
UPVC Double glazed French doors to rear

### FIRST FLOOR LANDING

Access to loft

### LOFT

Hatch with ladder  
Half boarded  
Light and power

### BEDROOM ONE 12'10 (3.91) x 9'7 (2.92)

Double glazed window to front  
Double radiator  
Television point  
Laminate flooring  
Dimmer spotlights  
Wardrobes

### BEDROOM TWO 10'9 (3.28) to front of robes x 9'0 (2.74)

Double glazed window to rear  
Double radiator  
Fitted wardrobes  
Laminate flooring  
Television Point

### BATHROOM/WC (upgraded 2022)



3-piece suite comprising:  
 Mains shower over panelled bath  
 Wash hand basin set in vanity unit  
 Low level WC  
 Dimmer spotlights  
 Double glazed window to side  
 Heated towel rail  
 Laminate flooring  
 Tile effect panelling

**FRONT GARDEN**

Low maintenance garden  
 Driveway leading to garage

**REAR GARDEN**

Low maintenance garden  
 Patio area  
 Outside water tap

**SINGLE ATTACHED GARAGE**

Power and lighting  
 Roller shutter  
 Base and wall units  
 Plumbing for washing machine, tumble dryer  
 Access from kitchen  
 Light and power  
 New, flat roof  
 Water tap  
 Cavity wall insulated



**PRIMARY SERVICES SUPPLY**

Electricity: Mains  
 Water: Mains  
 Sewerage: Mains  
 Heating: Gas  
 Broadband: ADSL Modem  
 Mobile Signal Coverage Blackspot: No  
 Parking: Garage, driveway, allocated parking space



**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		87 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**COUNCIL TAX BAND: A**

**EPC RATING: C**



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