



Woodhorn Road

Ashington

Well proportioned two bedroom semi detached family home in the heart of Ashington, close to the town centre, hospital and with excellent transport links. The property briefly comprises of a bright hallway, large living room with bay window and a light and airy kitchen dining room downstairs. To the first floor are two double bedrooms and a spacious bathroom with contemporary bath. Externally you will find a front garden, rear yard and further enclosed area across the back lane.

£115,000

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PROPERTY DESCRIPTION

ENTRANCE

UPVC Entrance door.

ENTRANCE HALLWAY

Stairs to first floor landing, single radiator, storage cupboard.

LOUNGE 15'0 (4.57) into bay x 12'10 (3.91) into alcove

Double glazed bay window to front, single radiator, television point, coving to ceiling, ceiling rose.



KITCHEN/DINING ROOM 18'7 (5.66) into alcove x 11'11 (3.63)

Double glazed windows to rear and side, double radiator, range of floor and drawer units with co ordinating roll edge work surfaces, co ordinating sink unit and drainer with mixer tap, built in electric fan assisted oven, gas hob with extractor fan above, space for fridge/freezer, plumbed for washing machine, double glazed patio doors to rear.



FIRST FLOOR LANDING

Double glazed window to side, loft access.

BEDROOM ONE 12'11 (3.94) into alcove x 12'0 (3.66)

Double glazed window to front, single radiator.

BEDROOM TWO 9'5 (2.87) x 11'11 (3.63)

Double glazed window to rear, single radiator.



BATHROOM/WC 8'6 (2.59) x 12'0 (3.66)

4 piece suite comprising: feature bath, mains shower cubicle, low level WC and pedestal was hand basin, double glazed window to rear, single radiator, part tiling to walls, stripped wooden floor.

SMALL FRONT GARDEN
Gravelled

REAR GARDEN
Beyond back lane, cleared.

PRIVATE YARD TO REAR
Paved and gravelled.

PRIMARY SERVICES SUPPLY
Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Gas
Broadband: Fibre to premises
Mobile Signal Coverage Blackspot: No
Parking: On street

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: A
EPC RATING: D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	55 D	77 C
39-54	E		
21-38	F		
1-20	G		





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