



Temple Close

Ashington

Pristine three bedroomed terraced family home on Woodhorn Meadows close to the Wansbeck hospital and with excellent transport links. The property briefly comprises of a hallway, cloakroom, large living area and spacious kitchen diner with access to the garden. To the first floor there are three good sized bedrooms the master with ensuite and a modern family bathroom. To the rear you will find a lawned garden with patio and to the front parking for two cars. Sold with the benefit of no onward chain.

£179,950

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PROPERTY DESCRIPTION

ENTRANCE HALLWAY

Composite entrance door.

CLOAKS/WC

Low level WC, pedestal wash hand basin, laminate flooring, double glazed window, single radiator.

LOUNGE 13'3 (4.04) x 16'0 (4.88)

Double glazed window to front, double radiator, television point.



KITCHEN/DINING ROOM 8'4 (2.54) x 15'11 (4.85)

Double glazed window to rear, range of wall, floor and drawer units with co ordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer tap, splash backs, built in electric fan assisted oven, electric hob with extractor fan above, space for fridge/freezer, plumbed for washing machine, laminate flooring, double glazed patio doors to rear, built in cupboard.



FIRST FLOOR LANDING

Loft access, built in storage cupboard.

BEDROOM ONE 8'11 (2.72) x 12'10 (3.91)

Double glazed window to front, single radiator, built in cupboard, television point.



EN SUITE

Double glazed window to front, low level WC, pedestal wash hand basin, single radiator, mains shower cubicle, part tiling to walls, laminate floor.

BEDROOM TWO 9'6 (2.90) x 8'4 (2.54)

Double glazed window to rear, single radiator.

BEDROOM THREE 6'0 (1.83) x 8'5 (2.57)

Double glazed window to rear, single radiator.

BATHROOM/WC

3 piece suite comprising: mains shower over panelled bath, pedestal wash hand basin, low level WC, single radiator, part tiling to walls, laminate flooring.

FRONT GARDEN

Parking for 2 cars.

REAR GARDEN

Laid mainly to lawn, low maintenance garden, screen fencing, water tap.

PRIMARY SERVICES SUPPLY

- Electricity: Mains
- Water: Mains
- Sewerage: Mains
- Heating: Gas
- Broadband: Fibre to premises
- 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

COUNCIL TAX BAND: B

EPC RATING: B

Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		





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