



Wingate Way Ashington

Stunning three bedroom town house in the popular Portland estate in west Ashington with excellent transport links and views over open countryside. The property briefly comprises of entrance hall, modern open plan kitchen living area and cloakroom downstairs. To the first floor there are two well appointed bedrooms with fitted wardrobes and a delightful family bathroom while to the second floor you will find a spacious master bedroom. Externally there is a small lawned front garden and a low maintenance rear garden with allocated parking.

£130,000

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PROPERTY DESCRIPTION

ENTRANCE HALLWAY

Part glazed composite entrance door, stairs to first floor landing, feature radiator.



CLOAKS/WC

Low level WC, wash hand basin, laminate flooring, spotlights.

LOUNGE 15'10 (4.83) x 15'8 (4.78)

Double glazed patio doors to rear, double radiator, feature radiator, television point, spotlights.



KITCHEN AREA 9'1 (2.77) x 10'10 (3.30)

Double glazed window to front, range of wall, 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, space for fridge/freezer, plumbed for washing machine, laminate flooring, spotlights.

BEDROOM ONE (second floor) 15'9 (4.80) x 9'0 (2.74)

Dual aspect double glazed windows rooflights.



BEDROOM TWO 7'11 (2.41) x 10'2 (3.10) to front of wardrobes

Double glazed window to rear, single radiator, fitted wardrobes.

BEDROOM THREE 5'8 (1.73) x 7'9 (2.36) + door well

2 double glazed windows to front, single radiator, fitted wardrobes.

BATHROOM/WC 5'7 (1.70) x 5'11 (1.80)

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

Laid mainly to lawn, open aspect.

REAR GARDEN

Low maintenance garden, gravelled area.

PRIMARY SERVICES SUPPLY

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



COUNCIL TAX BAND: B

EPC RATING: C

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		





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