



## Barnston Ashington

Three bedroom semi detached family home in the popular north seaton area of Ashington close to local shops and with excellent transport links. The property briefly comprises of a lounge, dining room, conservatory and large kitchen diner downstairs while to the first floor you will find three bedrooms and a family bathroom. Externally there is a low maintenance garden and driveway leading to the attached garage to the front and a well established garden laid mainly to lawn to the rear. This property has the added advantage of no onward chain.

# £160,000

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## PROPERTY DESCRIPTION

### **LOUNGE 12'3 (3.73) into alcove x 13'7 (4.15)**

Double glazed window to front, fire surround, electric fire, coving to ceiling.

### **DINING ROOM 8'3 (2.52) x 10'5 (3.18)**

Double glazed patio doors to conservatory, single radiator.

### **KITCHEN 15'3 (4.65) x 10'11 (3.33)**

Double glazed window to rear, single radiator, range of wall, floor and drawer units with coordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer tap, breakfast bar, space for cooker, space for fridge/freezer, plumbed for washing machine/dishwasher, tiling to floor, double glazed door to rear.

### **CONSERVATORY 9'6 (2.90) x 7'7 (2.31)**

Dwarf wall, double glazed windows, tiled flooring.

### **FIRST FLOOR LANDING**

Double glazed window to side, loft access.

### **BEDROOM ONE 8'6 (2.59) x 13'0 (3.96)**

Double glazed window to front, single radiator, fitted wardrobes, spotlights.

### **BEDROOM TWO 9'2 (2.79) x 9'3 (2.82)**

Double glazed window to rear, single radiator, built in cupboard, coving to ceiling, television point.

### **BEDROOM THREE 6'9 (2.06) x 9'9 (2.97) max**

Double glazed window to front, single radiator, built in cupboard, coving to ceiling.



### **BATHROOM/WC**

3 piece suite comprising electric shower over panelled bath, pedestal wash hand basin, low level WC, double glazed window to rear, single radiator, part tiling to walls, vinyl flooring.

### **FRONT GARDEN**

Low maintenance.

### **REAR GARDEN**

Laid mainly to lawn, patio area, flower beds, bushes and shrubs.

### **GARAGE 7'8 (2.33) x 16'8 (5.08)**

Single, attached, up and over door, power and lighting.

### **PRIMARY SERVICES SUPPLY**

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: Garage, 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: TBC**

**EPC TO FOLLOW**





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