



Seventh Row

Ashington

Well presented two bedroom terraced home in the popular west end of Ashington close to local amenities and with excellent transport links. The property briefly comprises of a large porch, spacious living room, modern bathroom and fitted kitchen downstairs while to the first floor there are two good sized bedrooms. Externally you will find a beautiful established garden laid mainly to lawn with patio area

£110,000

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PROPERTY DESCRIPTION

ENTRANCE PORCH/SUN ROOM

UPVC entrance door, vinyl flooring, double radiator.



ENTRANCE HALLWAY

Stairs to first floor landing, laminate flooring.

LOUNGE 15'11 (4.85) x 15'7 (4.75) into alcove

Double glazed window to front, 2 single radiators, fire surround with log burner, laminate flooring, television point, coving to ceiling.



KITCHEN 9'3 (2.82) x 12'6 (3.81)

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

FIRST FLOOR LANDING

Double glazed window to rear, single radiator.



BEDROOM ONE 8'4 (2.54) plus alcove x 13'2 (4.01) to front of wardrobes

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

BEDROOM TWO 5'9 (1.75) up to 9'2 (2.79) x 12'7 (3.84)
Double glazed window to front, single radiator.

BATHROOM/WC ground floor
3 piece suite comprising: mains shower over panelled bath, pedestal wash hand basin, low level WC, double glazed window to rear, single radiator, part tiling too walls, laminate effect vinyl to floor, cladding to ceiling.

FRONT GARDEN
Laid mainly to lawn, bushes and shrubs, flower borders, fencing surrounds, patio area, garden shed.

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: E

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		





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