



## Shrigley Avenue

### Ashington

Very well presented three bedroom modern mid terraced family home. The property briefly comprises of an entrance hall, spacious lounge, cloakroom and bright kitchen diner downstairs. To the first floor you will find two good sized bedrooms and a family bathroom, while to the second floor there is a large master bedroom with dual aspect sky light windows. Externally there is allocated parking to the front and a low maintenance garden to the rear.

# £159,950

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# Shrigley Avenue Ashington

## PROPERTY DESCRIPTION

### ENTRANCE PORCH

Composite entrance door.



### CLOAKS/WC

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

### LOUNGE 14'1 (4.29) x 12'6 (3.81)

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



### KITCHEN DINER 12'6 (3.81) x 7'5 (2.26)

Double glazed window to rear, single radiator, range of wall, floor and drawer units with co ordinating roll edge work surfaces, built in electric fan assisted oven, gas hob with extractor fan above, space for fridge/freezer, plumbed for washing machine/dishwasher, laminate flooring, double glazed patio doors to rear.

### BEDROOM ONE 9'2 (2.79) x 23'0 (7.01) second floor

Double glazed dual aspect roof light windows to front and rear, double radiator, built in cupboard, television point, access to roof.



### BEDROOM TWO 12'8 (3.86) x 9'0 (2.74)

Double glazed window to front, single radiator.

### BEDROOM THREE 12'8 (3.86) x 7'5 (2.26)

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, vinyl flooring, extractor fan.

**REAR GARDEN**

Artificial grass, low maintenance garden, screen fencing.

**PRIMARY SERVICES SUPPLY**

- Electricity: Mains
- Water: Mains
- Sewerage: Mains
- Heating: Gas
- Broadband:
- Mobile Signal Coverage Blackspot: No
- Parking: Allocated parking to front.

**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		96 A
81-91	B	86 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		





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