



Sandpiper Way | Ashington | NE63 0DB

**£135,000**

Much loved two-bedroom mid link house in the popular Nursery Park estate in Ashington close to local shops, schools and with excellent transport links. This lovely home boasts a good-sized living room, dining room and fitted kitchen downstairs while upstairs you will find two bedrooms with fitted wardrobes and a modern shower room. Externally there is a low maintenance front garden, a well-stocked rear garden and a garage in a separate block. Kitchen appliances are available by separate negotiations. The property has the added advantage of not being subject to an onward chain.

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For any more information regarding the property please contact us today

ENTRANCE: Porch with UPVC Entrance door

LOUNGE: 14'6 (4.42) X 10'7 (3.22)

Double glazed front window, single radiator, television point, coving to ceiling.

DINING ROOM: 8'1 (2.46) X 8'11 (2.72)

Double glazed rear patio doors, single radiator.

KITCHEN: 5'9 (1.75) X 11'1 (3.38)

Double glazed rear window, range of wall, floor and drawer units with coordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer taps, tiled splashbacks, built in electric fan assisted oven, electric hob with extractor fan above, plumbed for washing machine, tiling to floor.

FIRST FLOOR LANDING: Loft access, built in storage cupboard.



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**BEDROOM ONE: 14'7 (4.45) X 8'10 (2.69)**

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

**BEDROOM TWO: 7'9 (2.36) X 8'0 (2.36)**

Double glazed rear window, single radiator, fitted wardrobes.

**BATHROOM WC: 3 Piece white suite comprising:**

Pedestal wash hand basin, shower cubicle with electric shower, low level wc, double glazed rear window, single radiator, tiling to walls, tiled flooring.

**FRONT GARDEN: Low maintenance.**

**REAR GARDEN:** Laid mainly to lawn, patio area, flower beds, bushes and shrubs, screen fencing.

**GARAGE:** Single garage in a separate block.

**PRIMARY SERVICES SUPPLY**

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: ADSL

Mobile Signal Coverage Blackspot: No

Parking: Garage in separate block

**MINING**

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

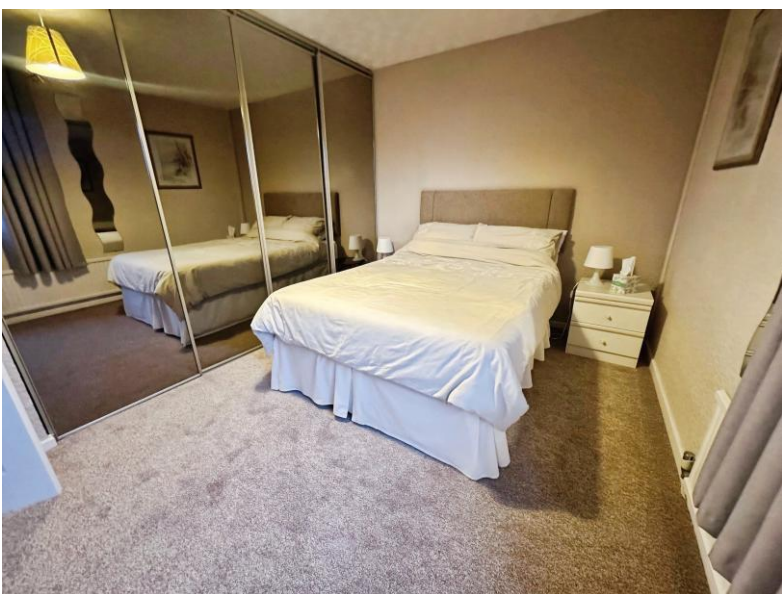
**TENURE**

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: TBC**

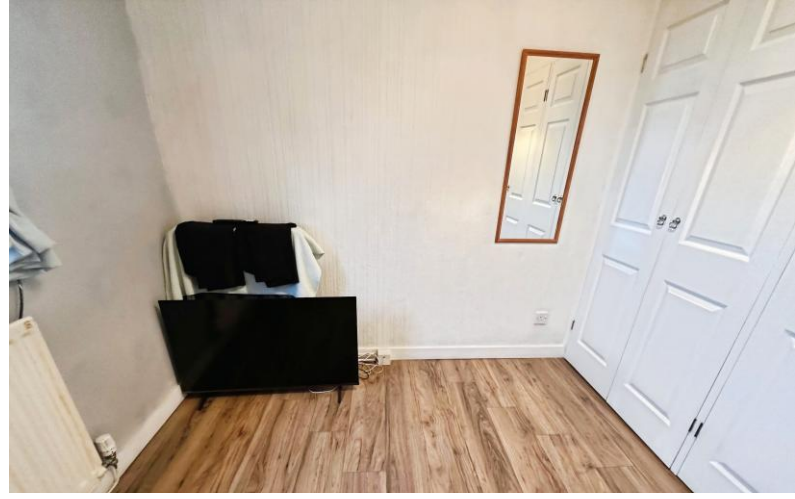
**AS00010421 GD/FG VERSION ONE**



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