



Haydon Road | Ashington | NE63 0JX

**£80,000**

This attractive two-bedroom home offers well-proportioned accommodation throughout, making it an ideal purchase for first-time buyers, small families, or investors. The property briefly comprises a welcoming entrance hallway, a bright and comfortable lounge with feature gas fire, and a spacious fitted kitchen complete with a range of wall and base units, integrated oven and hob, and ample dining space.

To the first floor are two good-sized bedrooms and a family bathroom fitted with a modern white three-piece suite with shower over bath. Externally, the property benefits from well-maintained gardens to both the front and rear, with the rear garden featuring a patio area alongside lawn, flower beds, and mature shrubs, creating an ideal outdoor space

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**Attractive Two Bedroom Semi  
Detached Family Home**

**Fitted Kitchen with Integrated Oven  
and Hob**

**Enclosed Front and Rear Gardens with  
Patio Area**

**Lounge With Feature Gas Fire**

**Two Well Proportioned Bedrooms**

**Family Bathroom with Shower Over Bath**

For any more information regarding the property please contact us today



T: 01670 850 850

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## PROPERTY DESCRIPTION:

ENTRANCE: UPVC Entrance door

ENTRANCE HALLWAY: Stairs to first floor landing, double radiator

LOUNGE: 10'4 (3.15) into alcove x 12'11(3.94)  
Double glazed front window, double radiator, gas fire, television point coving to ceiling, picture rail

KITCHEN: 16'7 (5.05) x 8'9 (2.67)  
Two double glazed rear windows, double radiator, range of wall, floor and drawer units with coordinating 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, modern flooring.

FIRST FLOOR LANDING AREA: Double glazed side window, built in storage cupboard, loft access.

FAMILY BATHROOM: 8'4 (2.54) x 5'5 (1.65)  
3 piece white suite comprising:  
Panelled bath, electric shower over, pedestal wash hand basin, wash hand basin, low level wc, two rear double glazed windows, single radiator, part tiling to walls.

BEDROOM ONE: 13'0 (3.96) x 10'2 (3.10)  
Two double glazed front windows, single radiator, built in cupboard

BEDROOM TWO: 9'2 (2.79) x 11'11 (3.63)  
Double glazed rear window, single radiator

## EXTERNALLY:

FRONT GARDEN: Laid mainly to lawn, bushes and shrubs , walled surrounds.

REAR GARDEN: Laid mainly to lawn, patio area, flower beds, bushes and shrubs

## PRIMARY SERVICES SUPPLY

Electricity:

Water:

Sewerage:

Heating:

Broadband:

Mobile Signal Coverage Blackspot: No

## 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.

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

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## EPC RATING TBC

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**Money Laundering Regulations** – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

