



## 2 bed semi-detached house to buy in NE63

Sandpiper Way, Ashington,  
Northumberland, NE63 0DB

**£140,000**

 x2  x1  x1

Tenure

**Freehold**

## Property features

- ✓ Two Bedrooms
- ✓ Conservatory
- ✓ Enclosed Garden
- ✓ Garage & Parking
- ✓ EPC Rating D

Allocated parking

Garden

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTP (fibre to the premises)
- ✓ Mobile signal: Good

## Description

Pattinson Estate Agents welcomes to the market this well presented semi-detached property on the Nursery Park estate in Ashington, a desirable location close to a range of local amenities.

Ashington offers a wide range of shops, clothing stores, pubs, leisure facilities and OFSTED approved schools, as well as public transport options to connect you to all nearby towns and villages.

The beautiful coast is accessible at Newbiggin, just a short drive from the property, and offers scenic walks as well as seafront cafes and pubs.

The property briefly comprises; Entrance porch, spacious lounge, dining room, kitchen and conservatory to the ground floor. To the second floor are two double bedrooms and a family bathroom. Externally, the property benefits from a front patio, enclosed rear garden, a single garage and allocated parking.

For more information or to book a viewing please call the local branch.

Council Tax Band: A

Tenure: Freehold

Price: £140,000

Property Type: Semi-detached house

USPs: Garden

Parking: Allocated, Garage

Construction materials: Brick and block

Roofing type: Concrete roof tiles

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good

## Living Room

4.37m x 3.28m (14'4" x 10'9")

Spacious lounge with carpeted flooring, double glazed window to front elevation and a central heating radiator.



## Dining Room

2.51m x 3.33m (8'2" x 10'11")

With laminate flooring and french doors to conservatory.



## Kitchen

3.40m x 1.75m (11'1" x 5'8")

Fitted with a range of wall and base units, gas hob and oven with extractor over, stainless steel sink with mixer tap, laminate flooring and a double glazed window to rear elevation.



## Bedroom One

4.37m x 2.72m (14'4" x 8'11")

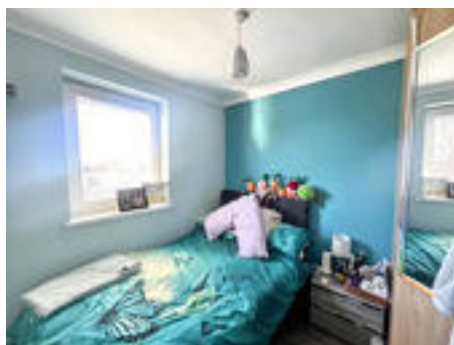
Spacious double bedroom with fitted wardrobes, carpeted flooring, a central heating radiator and a double glazed window to front elevation.



## Bedroom Two

2.62m x 2.69m (8'7" x 8'9")

Double bedroom with fitted wardrobes, carpeted flooring, a central heating radiator and a double glazed window to rear elevation.



## Bathroom

Fitted suite comprising; WC, hand wash basin, panelled bath with shower over, heated towel rail and a double glazed window to rear elevation.



## Conservatory

3.07m x 3.81m (10'0" x 12'6")

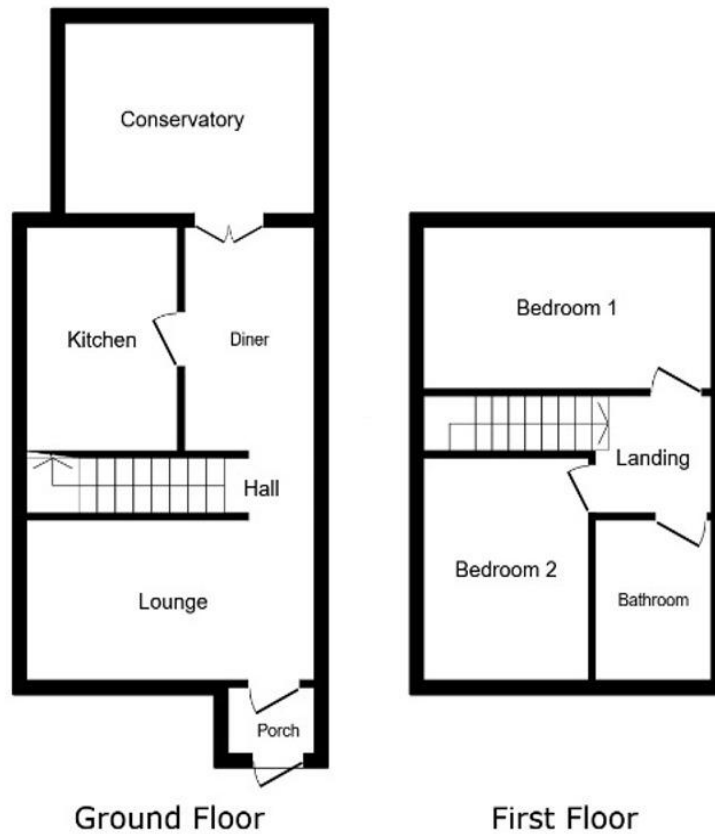
Double glazed conservatory with French doors to the rear garden and laminate flooring.



## External

The property benefits from a garage and allocated parking, as well as an enclosed rear garden and a front yard.





Ground Floor

First Floor

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC

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Contact your local branch today for more information on this property:

**235 Church Street, Blackpool, Lancashire, FY1 3PB, <http://www.kenricksestateagents.co.uk/>**

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