



## 2 bed bungalow to buy in NE63

Fairfield Drive, North Seaton, Ashington,  
Northumberland, NE63 9SL

**£125,000** Offers Over

 x2  x1  x1

Tenure

**Freehold**

Garage En Bloc parking

## Property features

- ✓ End Terrace Bungalow
- ✓ Two Bedrooms
- ✓ Well Presented Throughout
- ✓ Garden & Garage
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Mobile signal: Good

## Description

\*\*\*END TERRACE BUNGALOW - TWO BEDROOMS - WELL MAINTAINED - POPULAR LOCATION - GARDEN - GARAGE - CLOSE TO AMENITIES - NO UPPER CHAIN - VIEW NOW\*\*\*

Pattinson Estate Agents welcome to the sales market this two bedroom end terrace bungalow situated on Fairfield Drive in North Seaton, Ashington. A popular location which is ideally placed for access to local shops, amenities and travel links. Ashington town centre is within easy reach and offers a range of supermarkets, leisure facilities and the new train station linking directly into Newcastle city centre. The coastal town of Newbiggin By The Sea also sits just a few minutes drive to the East.

This well maintained and much loved bungalow is warmed via gas central heating (combi boiler) and benefits from UPVC double glazing throughout. Gas and electric certificates have recently been carried out and are available upon sale.

As we anticipate a high level of interest, early viewings are essential to avoid disappointment.

Briefly comprising; entrance porch, lounge, inner hallway, kitchen, master bedroom with fitted furniture, bedroom two and shower room. Any furnishings can be included subject to negotiation.

Externally to the front a pleasant low maintenance garden with dwarf wall, wrought iron fencing and gate for access. To the rear an enclosed low maintenance garden with six foot perimeter fence, gate for access and shed. A single garage sits in a block to the side of the property.

To arrange your viewing, please contact our Ashington Team.

Council Tax Band: A

Tenure: Freehold

Price: Offers Over £125,000

Property Type: Bungalow

Parking: Garage En Bloc

Construction materials: Brick and block

Roofing type: Slate tiles

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Mobile signal coverage: Good

## Porch

Via main access door to front. Windows to front and sides with fitted vertical blinds, built in storage cupboard.



## Lounge

3.61m x 4.72m (11'10" x 15'5")

Bay window to front with fitted vertical blinds, wall mounted electric flame effect fire, spotlights to ceiling, radiator. Two open archways into the hallway and kitchen.



## Lounge Additional



## Kitchen

3.96m x 2.10m (12'11" x 6'10")

Two windows to the rear and secure access door into the rear garden. Fitted with a range of wood effect wall, floor and drawer units with cream roll edge worktops and breakfast bar with tiled splashbacks, one and a half resin sink and drainer with mixer tap, gas cooker with extractor over, washing machine, dishwasher, underbench fridge and freezer, wood effect flooring, spotlights to ceiling, radiator.



## Kitchen Additional



## Inner Hallway

Spotlights to ceiling.



## Master Bedroom

4.88m x 2.72m (16'0" x 8'11")

Window to front with fitted vertical blinds. A range of fitted wardrobes, overhead storage, drawers, bedside tables and large dressing table, loft access hatch and spotlights to ceiling, radiator.



## Master Bedroom Additional



## Bedroom Two

3.12m x 2.57m (10'2" x 8'5")

Window to rear with fitted vertical blinds, built in double storage cupboard housing gas combi boiler, radiator.



## Bedroom Two Additional



## Shower Room

2.15m x 1.53m (7'0" x 5'0")

Frosted window to rear. Walk in shower cubicle with white tray, chrome fittings and glass screen doors. Floating wash hand basin with chrome mixer tap and wall mounted vanity mirror above, wall hung w.c with chrome dual flush, chrome heated towel rail, fully tiled walls and flooring.



## Shower Room Additional



## Rear Garden



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## Rear Elevation



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## Front Garden

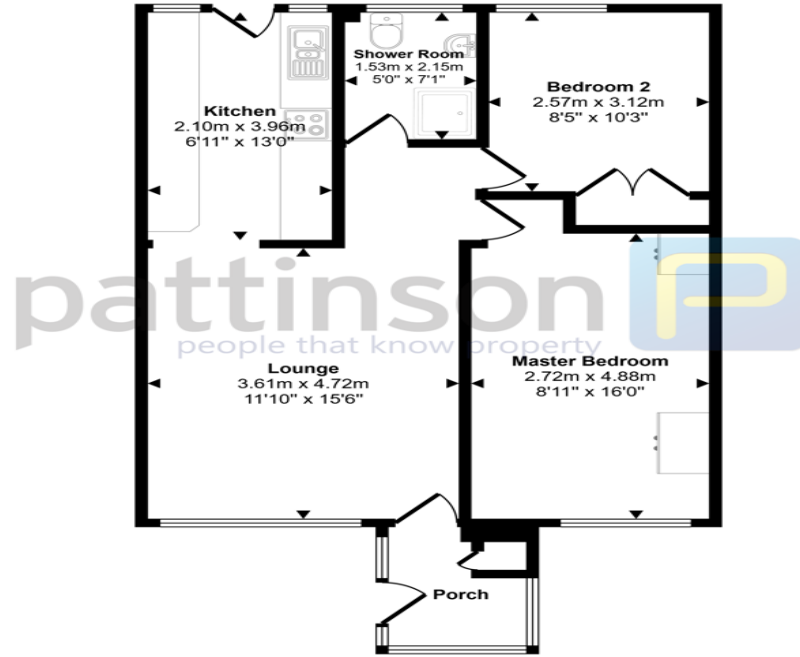


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## Front Elevation



Approx Gross Internal Area  
61 sq m / 652 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		89
(69-80) <b>C</b>	72	
(55-68) <b>D</b>		
(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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