



pattinson 

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

Pembroke Gardens, Ashington, Northumberland, NE63 9SU

# £135,000

 x3  x1  x2

Tenure

**Freehold**

### Property features

- ✓ Semi Detached House
- ✓ Three Bedrooms
- ✓ Lounge/Diner
- ✓ Kitchen & Utility
- ✓ EPC Rating C

Driveway & Garage parking

## Key Information

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

## Description

\*\*\*SEMI DETACHED HOUSE - THREE BEDROOMS - LOUNGE/DINER - KITCHEN & UTILITY - GARDENS - GARAGE - DRIVEWAY - POPULAR LOCATION - MUST BE VIEWED\*\*\*

Pattinson Estate Agents welcome to the sales market this three bedroom semi detached house situated on Pembroke Gardens in North Seaton, Ashington. A popular location with local shops and amenities close by and within easy reach of Ashington town centre with an array of supermarkets, leisure facilities and travel links including the new train station linking directly into Newcastle City Centre. Newbiggin By The Sea also sits just two miles to the east.

This much loved family home is warmed via gas central heating (combi boiler) and benefits from Upvc double glazing throughout. In need of some modernisation we expect a high level of interest and early viewings are essential.

Briefly comprising; entrance porch, entrance hallway, lounge/diner, kitchen and utility room. To the first floor two double bedrooms, one single bedroom and shower room. Externally to the front a pleasant lawned garden with paved pathway and gated access. To the rear an enclosed block paved garden with gated access. A driveway at the rear leads to the single garage.

To arrange your viewing please contact our Ashington Team

Council Tax Band: B

Tenure: Freehold

Price: £135,000

Property Type: Semi-detached house

Parking: Driveway & Garage

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

## Entrance Porch

Via main access door to front. Window to front, secure access door into the entrance hallway.

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## Entrance Hallway

3.51m x 1.84m (11'6" x 6'0")

Built in storage cupboard, stairs to first floor with understair storage cupboard which houses the gas combi boiler.

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## Lounge

4.13m x 3.44m (13'6" x 11'3")

Large window to front with fitted vertical blinds, fireplace and hearth with gas fire, open archway into the dining area, radiator.

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## Lounge Additional



## Dining Room

3.24m x 2.65m (10'7" x 8'8")

Window to the rear with fitted vertical blinds, radiator.

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## Kitchen

3.15m x 2.69m (10'4" x 8'9")

Window to rear with fitted roller blind. Fitted with a range of light wood effect wall, floor and drawer units with black roll edge worktops and tiled splashbacks, stainless steel sink and drainer with mixer tap, striplights to ceiling, radiator.

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## Kitchen Additional



## Utility

2.53m x 2.43m (8'3" x 7'11")

Window to front, secure access door to the side and access door to the garage at the rear. Fitted grey high gloss wall, floor and drawer units with black roll edge worktops, gas cooker point with chimney style extractor over, space for American fridge freezer, pvc panelled walls and ceiling, striplights to ceiling, tiled flooring.



## Garage

5.28m x 2.71m (17'3" x 8'10")

Access door into utility and secure access door into the rear garden. Up and over door to the front, plumbing for washing machine, striplight to ceiling, power points.

## First Floor Landing

2.35m x 1.81m (7'8" x 5'11")

Window to side with fitted vertical blinds, loft hatch to ceiling.



## Bedroom One

3.63m x 2.31m (11'10" x 7'6")

Window to front with fitted vertical blinds, full length fitted sliding door wardrobes, radiator.



## Bedroom Two

3.23m x 2.74m (10'7" x 8'11")

Window to rear with fitted vertical blinds, radiator.



## Bedroom Three

2.67m x 2.43m (8'9" x 7'11")

Window to front with fitted vertical blinds, radiator.



## Shower Room

2.59m x 1.63m (8'5" x 5'4")

Frosted windows to the rear and side. A walk in double shower cubicle with white tray, dual head chrome shower and glass screen door, vanity wash hand basin with storage, push flush w.c, chrome heated towel rail, pvc panelled walls and ceiling, wood effect flooring.



## Rear Garden



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## Rear Elevation/Garage

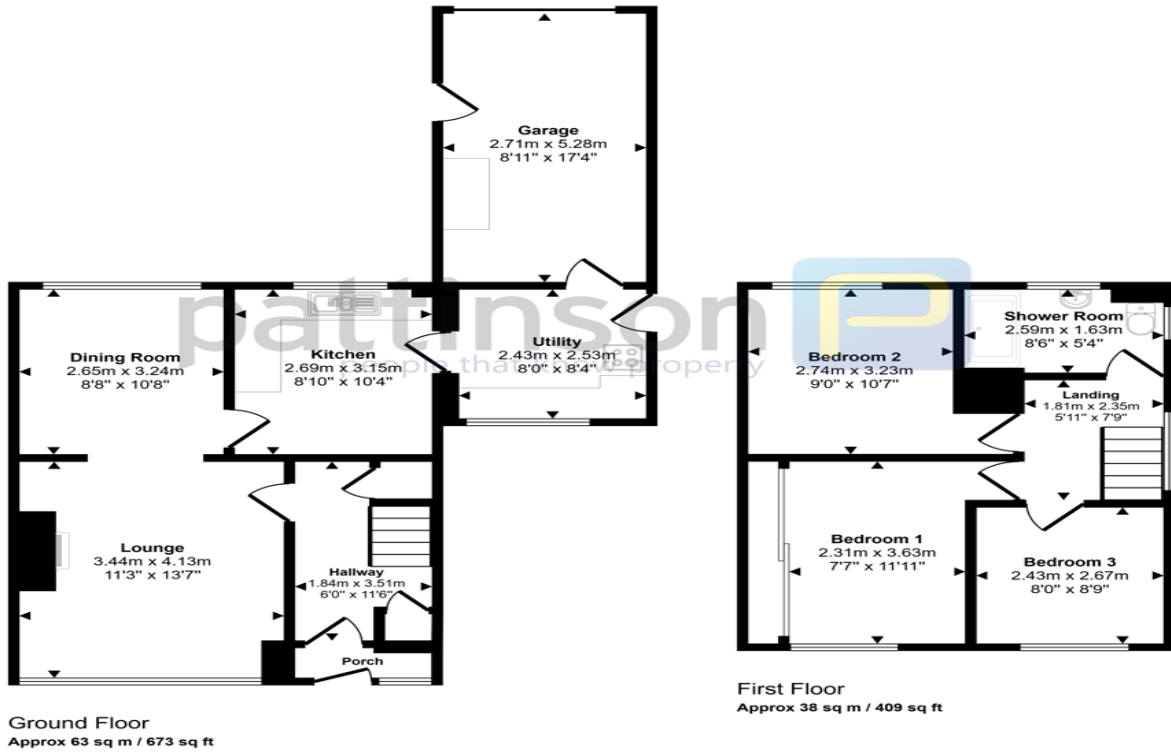


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## Front Garden



Approx Gross Internal Area  
101 sq m / 1082 sq ft



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
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		85
(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>		
Not energy efficient - higher running costs		
<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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