



### 3 bed terraced house to buy in

College Road, Ashington,  
Northumberland, NE63 0TU

# £124,950

🏠 x3 🚗 x1 🚲 x1

Tenure

**Freehold**

Garage parking

### Property features

- ✓ Terraced House
- ✓ Three Bedrooms
- ✓ Perfect First Time Buy
- ✓ Modern Kitchen & Bathroom
- ✓ 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

\*\*\*TERRACED HOUSE - THREE BEDROOMS - UPGRADED INTEGRATED KITCHEN - DINING AREA - UTILITY - MODERN BATHROOM - VERY WELL PRESENTED - PERFECT FIRST TIME BUY - GARDEN - GARAGE - VIEW NOW!\*\*\*

Pattinson Estate Agents are delighted to welcome to the sales market this three bedroom terraced house situated on College Road in Ashington, Northumberland. A popular location which is ideally placed for access to Duke's primary and secondary schools, shops, supermarkets, leisure facilities and travel links including the new train station which links directly into Newcastle city centre. The beautiful North East coastline sits just two miles to the east and Newbiggin By The Sea is within walking distance.

This beautifully presented home is warmed via gas central heating (combi boiler) and benefits from Upvc double glazing throughout. As we anticipate a high level of interest, early viewings are essential to avoid disappointment.

Briefly comprising; entrance hallway, lounge, dining area, kitchen and utility. To the first floor master bedroom with fitted furniture, a second double bedroom, one single bedroom and bathroom. Externally to the front a low maintenance garden with dwarf wall and gated access. To the rear a pleasant enclosed garden with patio area, lawn, shed, new fencing and access gate to the rear. There is a single garage in a block to the rear and ample on street parking to the front.

To arrange your viewing please contact our Ashington Team

Council Tax Band: A

Tenure: Freehold

Price: £124,950

Property Type: Terraced House

Parking: Garage, On Street

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 Hallway

Via main access door to the front. Stairs to the first floor, wood effect flooring, radiator.



## Entrance Hallway Additional



## Lounge

4.20m x 4.09m (13'9" x 13'5")

Window to the front with fitted vertical blinds, wall mounted TV point, understair storage cupboard, wood effect flooring, open aspect into the dining area, radiator.



## Lounge Additional



## Kitchen/Diner

5.14m x 2.65m (16'10" x 8'8")

Window overlooking the rear garden with fitted rollerblind. A modern fitted kitchen with a range of white wall, floor and drawer units with brushed steel handles, wood square edge worktops and tiled splashbacks, one and a half bowl sink and drainer with mixer tap, integrated electric oven, grill and hob with brushed steel extractor over, integrated fridge/freezer and integrated dishwasher. Wood effect flooring, spotlights to the ceiling.



## Kitchen Area



## Dining Area

Sliding patio doors into the utility, white vertical radiator, wood effect flooring, open aspect into the kitchen.



## Dining Area Additional



## Utility Room

*2.15m x 2.04m (7'0" x 6'8")*

Upvc construction with dwarf wall. Secure access door into the rear garden.



## First Floor Landing

Black balustrade and handrail.



## Master Bedroom

*3.66m x 3.07m (12'0" x 10'0")*

Window to the front with fitted vertical blinds. A range of fitted furniture including wardrobes, drawers, shelving and overhead storage. Radiator.



## Master Bedroom Additional



## Bedroom Two

3.17m x 2.68m (10'4" x 8'9")

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



## Bedroom Two Addiitonal



## Bedroom Three

2.73m x 1.86m (8'11" x 6'1")

Window to the front with fitted vertical blinds, loft access hatch to the ceiling, radiator.  
Currently used as a dressing room.



## Bathroom

1.83m x 1.60m (6'0" x 5'2")

Frosted window to the rear. Fitted with a three piece white suite comprising L-shaped panelled bath with shower over and glass screen door, pedestal wash hand basin and push flush w.c. Fully tiled walls and floor, radiator.



## Rear Garden



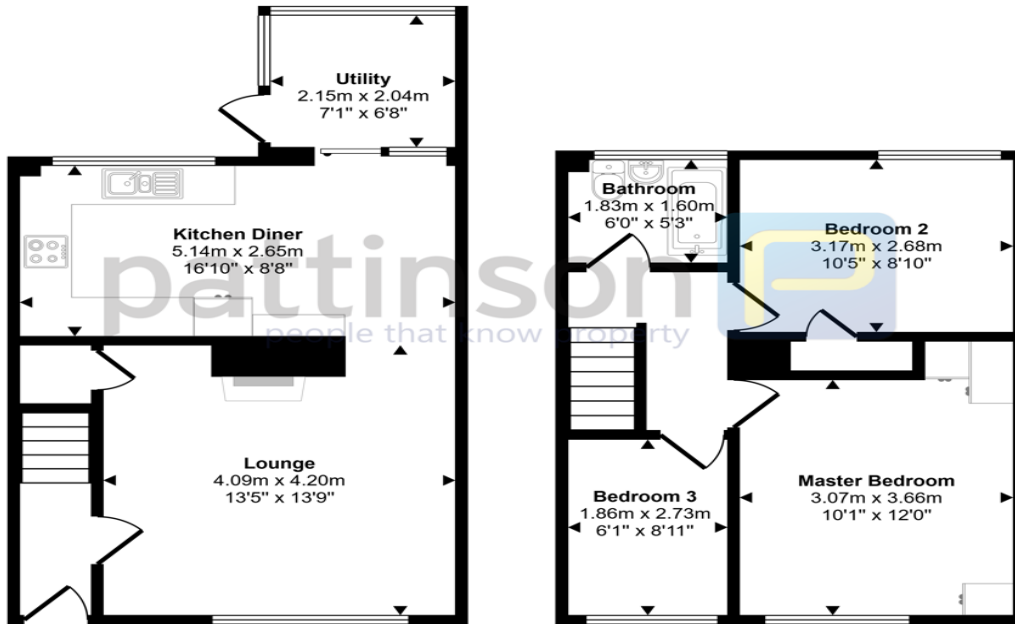
## Rear Elevation



## Front Garden



Approx Gross Internal Area  
77 sq m / 827 sq ft



Ground Floor  
Approx 41 sq m / 437 sq ft

First Floor  
Approx 36 sq m / 390 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>		86
(69-80) <b>C</b>	75	
(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		
England, Scotland & Wales		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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