



### 3 bed terraced house to buy in

Park Road East, Ashington, Ashington,  
Northumberland, NE63 8AE

# £250,000

 x 3  x 3  x 3

Tenure

**Freehold**

On Street parking

### Property features

- ✓ Private, Sun-Filled Courtyard
- ✓ A Fully Integrated Kitchen
- ✓ Three Double Bedrooms, All Include An En-Suite
- ✓ A Substantial Front Garden
- ✓ EPC Rating D

## Key Information

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

## Description

A MUST VIEW PROPERTY / NO UPPER CHAIN / NO EXPENSE SPARED / SALE NOW INCLUDES THE LARGE PLOT OF LAND TO THE SIDE!!!

This exceptional property, offered with no upper chain, is a rare find that truly needs to be seen to be appreciated. A substantial rear extension enhances the space, creating a unique and versatile layout perfect for modern living.

The ground floor welcomes you with an entrance hallway, beautifully retaining its original features. The open-plan lounge flows seamlessly into a second reception room, both boasting multi-fuel burning stoves that add warmth and character. From the second reception room, you can access a private courtyard that acts as a suntrap, providing a serene outdoor retreat. Further on, the spacious dining room offers ample space for entertaining, while the fully integrated kitchen is equipped to meet all your culinary needs. The rear entrance vestibule includes a convenient cloakroom and WC, rounding off the practicality of this floor.

Upstairs, the property features three generously proportioned double bedrooms, each with its own private bathroom. This thoughtful layout ensures comfort and privacy for every member of the household.

Externally, the front of the property boasts a large, low-maintenance garden designed for relaxation and leisure. Two mature fruit trees take pride of place, producing abundant seasonal yields. To the rear, there is a secure external lockable cupboard, providing additional storage solutions.

This home is a perfect blend of character, space, and functionality, making it an ideal choice for discerning buyers looking for something truly special.

Council Tax Band: B

Tenure: Freehold

Price: £250,000

Property Type: Terraced House

Parking: On Street

Year built: 1920

Construction materials: Brick and block

Roofing type: Slate tiles

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: Yes

Air conditioning: No

Broadband: FTTC (fibre to the cabinet)

Mobile signal coverage: Good

## Front External



## Entrance Hallway

Via main access door to front, archway to ceiling, stairs to first floor, spotlights, solid oak flooring, radiator.



## Lounge

*4.60m x 3.80m (15'1" x 12'5")*

Patio doors to front with bay windows either side, multi fuel burning stove with wood mantle surround, feature wall with TV point, integrated LED drop ceilings with spotlights, solid oak flooring.



## Reception Room

*4.10m x 3.40m (13'5" x 11'1")*

Patio doors to rear, integrated LED drop ceilings with spotlights, multi fuel burning stove with wood mantle surround, solid oak flooring, radiator.



## Dining Room

*5.50m x 2.80m (18'0" x 9'2")*

Full length window to side, drop ceiling with spotlights, solid oak flooring, radiator.



## Kitchen

4.70m x 1.95m (15'5" x 6'4")

Window to side, Velux window to ceiling. A modern fitted kitchen with a range of high gloss neutral wall, floor and drawer units with solid wood worktops, one and a half black resin sink and drainer with mixer tap, a range of integrated appliances which includes a double oven with separate hob and extractor above, dish washer, under bench fridge & freezer and wine cooler. Solid oak flooring, spotlights, vertical radiator.



## Utility/W.c

1.73m x 1.32m (5'8" x 4'3")

Marble effect worktop with storage underneath for washing machine and tumble dryer, push button w.c, wash hand basin with units underneath, partially tiled walls, spotlights, solid oak flooring.



## First Floor Landing

Feature wall, loft access hatch, spotlights, solid oak flooring.



## Bedroom One

3.50m x 3.40m (11'5" x 11'1")

Window to front, En-Suite, built in wardrobes with TV point, solid oak flooring, spotlights, radiator.



## Bedroom One En-Suite

Frosted window to front. A modern bathroom fitted with a three piece white suite comprising a solid wood large panelled bath, w.c. wash hand basin with vanity units, fully tiled walls with a feature textured wall. Advanced walk in shower cubicle with chrome rainfall shower and glass screen door, spotlights, solid oak flooring, radiator.



## Bedroom Two

2.65m x 2.66m (8'8" x 8'8")

Window to rear, built in wardrobes, En-Suite, TV point, spotlights, solid oak flooring, radiator.



## Bedroom Two En-Suite

1.88m x 1.72m (6'2" x 5'7")

Frosted window to rear. Fitted with a three piece suite which includes a panelled bath, wash hand basin with vanity units, push button w.c, separate walk in shower cubicle with chrome fittings and glass screen door, fully tiled walls with feature textured wall, spotlights, solid oak flooring, radiator.



## Bedroom Three

2.80m x 2.50m (9'2" x 8'2")

Window to rear, window to side, storage cupboard containing boiler for heating system, En-Suite, spotlights, solid oak flooring, radiator.



## Bedroom Three En-Suite

2.80m x 1.40m (9'2" x 4'7")

Frosted window to rear. Fitted with a three piece suite which consists of an L-shaped bath with shower over and glass screen door, wash hand basin with vanity units, push button w.c, fully tiled walls, spotlights, solid oak flooring, radiator.



## Front Garden

Secure fenced garden, Cctv cameras, porcelain non slip tiles.



## Rear External

Access door to rear.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>	60	
(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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