



## 2 bed terraced house to buy in

Chestnut Street, Ashington,  
Northumberland, NE63 0BT

**£75,000** Offers Over

 x2  x1  x1

Tenure

**Freehold**

On Street parking

## Property features

- ✓ Terraced House
- ✓ Two Bedrooms
- ✓ Fully Refurbished Throughout
- ✓ New Kitchen & Bathroom
- ✓ EPC Rating D

## Key Information

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

## Description

\*\*\*TERRACED HOUSE - TWO BEDROOMS - FULLY REFURBISHED - BRAND NEW KITCHEN & BATHROOM - FITTED WARDROBES - MEDIA WALL - TURN KEY READY - GARDEN TO FRONT - NO UPPER CHAIN - VIEW NOW\*\*\*

Pattinson Estate Agents welcome to the sales market this two bedroom terraced house situated on Chestnut Street in the heart of Ashington, Northumberland. Ideally situated close to local primary and secondary schools and the town centre with an array of shops, supermarkets, leisure facilities and travel links including the new train station linking directly into Newcastle city centre.

Warmed via gas central heating (combi boiler) and Upvc double glazed throughout. The house has undergone a full refurbishment and is finished to a high standard throughout.

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

Briefly comprising; entrance hallway, lounge, inner hallway, kitchen and ground floor bathroom. To the first floor two bedrooms with fitted furniture. Externally to the front a low maintenance garden with six foot perimeter fence and access gate. To the rear on street.

To arrange your viewing please contact our Ashington Team.

Council Tax Band: A

Tenure: Freehold

Price: Offers Over £75,000

Property Type: Terraced House

Parking: On Street

Construction materials: Brick and block

Roofing type: Slate tiles

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good

## Entrance Hallway

Via main access door to front, stairs to first floor.



## Lounge

3.72m x 2.95m (12'2" x 9'8")

Window to front with fitted vertical blind, feature wall mounted TV point with media storage unit beneath, large understair cupboard, radiator.



## Lounge Additional



## Inner Hallway

Built in double storage cupboard housing gas combi boiler.



## Kitchen

3.72m x 2.95m (12'2" x 9'8")

Window to rear with fitted roller blind, access door to rear. A newly fitted kitchen with a range of grey wall, floor and drawer units with brushed steel handles, black square edge worktops and matching trims. Integrated electric oven and hob with black splashback and chimney style extractor over, stainless steel sink and drainer with mixer tap, plumbing for washing machine, spotlights to ceiling, radiator.



## Kitchen Additional



## Bathroom

1.86m x 1.62m (6'1" x 5'3")

Frosted window to rear with fitted roller blind.. A newly fitted white suite comprising panelled bath with shower over, wash hand basin and w.c set in a vanity unit with storage and chrome fittings. Chrome heated towel rail, fully pvc panelled walls.



## Bathroom Additional



## First Floor Landing

Window to rear with fitted vertical blind, radiator.



## Bedroom One

4.83m x 2.98m (15'10" x 9'9")

Windows to front and rear with fitted vertical blinds. Newly fitted furniture including wardrobes, drawer units and bedside drawers, radiator.



## Bedroom One Additional



## Bedroom Two

3.77m x 2.67m (12'4" x 8'9")

Window to front with fitted vertical blind. Fitted double wardrobe and drawers, radiator. (L-shaped)



## Garden

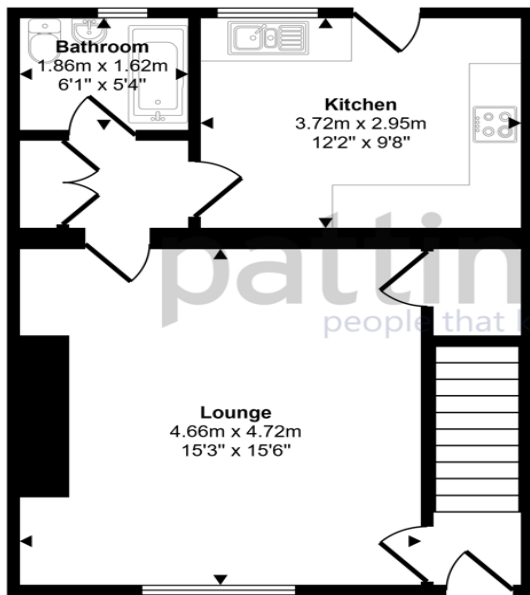


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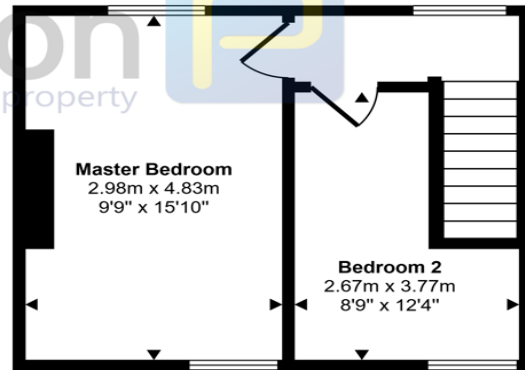
## Rear Elevation



Approx Gross Internal Area  
73 sq m / 791 sq ft



Ground Floor  
Approx 46 sq m / 490 sq ft



First Floor  
Approx 28 sq m / 301 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
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			81
(69-80) <b>C</b>			
(55-68) <b>D</b>		67	
(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	

Chestnut Street, Ashington, Northumberland, NE63 0BT

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

**1A Brackenthwaite, Leicester, Leicestershire, LE4 7GA, <https://laxmanrealestate.com/contact>**

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