



## 2 bed terraced house to buy in

Wansbeck Street, Old North Seaton ,  
Ashington, Northumberland, NE63 0XJ

# £65,000

 x2  x1  x1

Tenure

**Freehold**

## Property features

- ✓ Mid Terrace
- ✓ Two Bedrooms
- ✓ Updating Required
- ✓ Quiet Location
- ✓ EPC Rating E

On Street parking

Garden

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: E
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water

## Description

\*\*\* TWO BEDROOM TERRACE \*\*\* BTL / INVESTMENT \*\*\* GARDEN TO FRONT & YARD TO REAR \*\*\*

Offered to the market for sale this two bedroom terrace in a quiet location on Wansbeck Street, North Seaton Colliery in Ashington; ideally located within close proximity of all local amenities and Ashington town Centre, within easy reach of major road links including the A189 and close to the River Wansbeck. The property is double glazed throughout, has solid fuel heating system and is offered for sale with no upper chain.

Accommodation briefly comprising of entrance hall, lounge, kitchen, to first floor two bedrooms and wet room. Externally to rear paved yard, to front garden with paved area and borders.

In need of full refurbishment with great potential to be a lovely home and already benefits from having double glazing.

Don't miss out on this opportunity to become part of the Ashington community. Contact Pattinson Estate Agents to arrange a viewing today.

Council Tax Band: A

Tenure: Freehold

Price: £65,000

Property Type: Terraced House

USPs: Garden

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

## Entrance

Stairs to first floor

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## Lounge

4.39m x 4.74m (14'4" x 15'6")

Double glazed window, central heating radiator, storage cupboard.



## Kitchen

4.75m x 2.03m (15'7" x 6'7")

Fitted with a range of wall, base and drawer units with work tops, sink with drainer and mixer tap, double glazed door, double glazed windows, central heating radiator.



## Stairs To First Floor

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## Bedroom One

4.75m x 3.37m (15'7" x 11'0")

Double glazed windows, central heating radiator.



## Bedroom Two

3.30m x 2.57m (10'9" x 8'5")

Double glazed window, central heating radiator.



## Shower Room

Double glazed window, shower, low level wc, wash hand basin.




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## Externally

Externally there is a garden to the front and a yard to the rear.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		87
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	52	
(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:

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

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