



## 2 bed upper flat to buy in NE63

College Road, Ashington,  
Northumberland, NE63 0TU

**£60,000** Offers Ovet

 x2  x1  x1

Tenure

**Leasehold**

On Street parking

## Property features

- ✓ First Floor Flat
- ✓ Two Bedrooms
- ✓ Shower Room
- ✓ Well Presented
- ✓ EPC Rating D

## Key Information

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

## Description

\*\*\*FIRST FLOOR FLAT - TWO DOUBLE BEDROOMS - SHOWER ROOM - WELL PRESENTED - FITTED WARDROBES - GARAGE - IDEAL INVESTMENT OR FIRST TIME BUY - MUST BE VIEWED\*\*\*

Pattinson Estate Agents welcome to the sales market this two bedroom first floor flat situated on College Road in Ashington, Northumberland. In a central location within easy reach of local schools and amenities and close to 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.

This well presented property is warmed by electric radiators and benefits from mainly triple glazing. A perfect first time buy or investment opportunity, early viewings are essential.

Briefly comprising; entrance hallway, stairs to first floor, landing, lounge, kitchen, two bedrooms and shower room. Externally there is a low maintenance garden area to the front and on street parking. To the rear a single garage en bloc.

To arrange your viewing please contact our Ashington Team.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 78

Annual Ground Rent Amount: £425.00

Price: Offers Over £60,000

Property Type: Upper Flat

Parking: On Street, Garage En Bloc

Construction materials: Brick and block

Roofing type: Slate tiles

Heating: Electric

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Mobile signal coverage: Good

## Entrance Hallway

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



## First Floor Landing



## Lounge

4.57m x 3.34m (14'11" x 10'11")

Full length window to front with fitted vertical blinds, fireplace and hearth with electric fire, electric radiator.



## Lounge Additional



## Kitchen

2.60m x 1.99m (8'6" x 6'6")

Window to rear with fitted roller blind. Fitted with white wall, floor and drawer units with brushed steel handles, wood effect worktops and black tiled splashbacks, black resin sink and drainer with chrome mixer tap, integrated electric oven and hob with extractor over, plumbing for washing machine, space for fridge/freezer, wood effect flooring.



## Kitchen Additional



## Bedroom One

3.64m x 2.68m (11'11" x 8'9")

Window to front with fitted vertical blinds, fitted triple sliding door wardrobes, wood effect flooring, electric radiator.



## Bedroom One Additional



## Bedroom Two

2.97m x 2.62m (9'8" x 8'7")

Window to rear with fitted vertical blinds, built in double wardrobe, wood effect flooring, electric radiator.



## Bedroom Two Additional



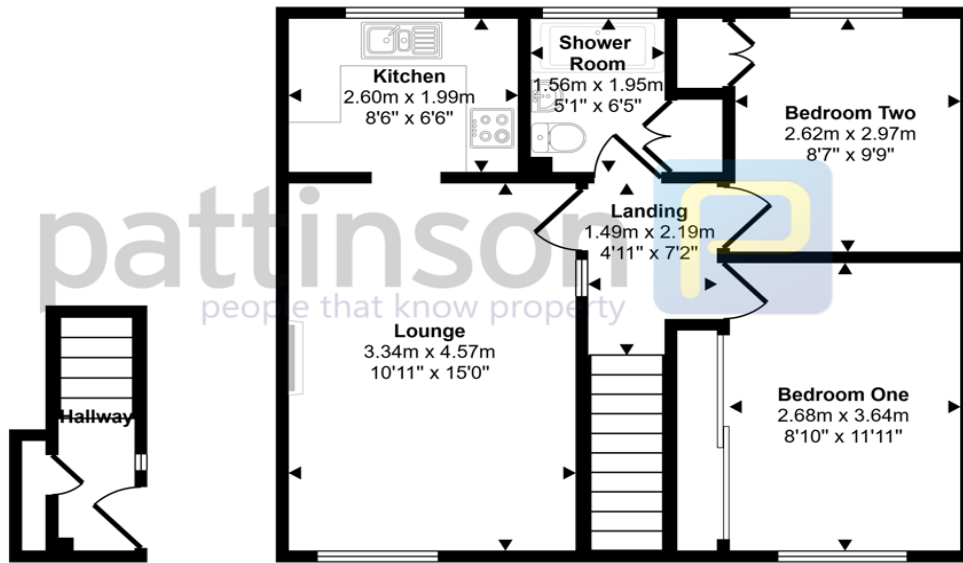
## Shower Room

1.95m x 1.56m (6'4" x 5'1")

Frosted window to rear. A walk in double shower cubicle with white tray, electric shower and glass screen door, wash hand basin and w.c set in a white high gloss vanity unit with chrome fittings, chrome heated towel rail, fully tiled walls and flooring.



Approx Gross Internal Area  
56 sq m / 599 sq ft



Ground Floor  
Approx 3 sq m / 35 sq ft

First Floor  
Approx 52 sq m / 564 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>			
(69-80) <b>C</b>			78
(55-68) <b>D</b>		62	
(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	

College Road, Ashington, Northumberland, NE63 0TU

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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