



## 2 bed terraced house to buy in

Pont Street, Ashington, Northumberland,  
NE63 0HH

**£75,000** Offers Over

 x2  x1  x1

Tenure

**Freehold**

On Street parking

## Property features

- ✓ End Terraced House
- ✓ Two Bedrooms
- ✓ Upgraded Bathroom
- ✓ Beautifully Presented Throughout
- ✓ 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

\*\*\*END TERRACED HOUSE - TWO BEDROOMS - VERY WELL PRESENTED - UPGRADED BATHROOM - GARDEN TO FRONT - VIEW NOW\*\*\*

Pattinson Estate Agents welcome to the sales market this two bedroom terraced house situated on Pont 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 is beautifully presented and maintained 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, the master with fitted wardrobes. Externally to the front a lovely enclosed lawned garden with storage, new fencing and access gate. To the rear on street with ample on street parking.

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

Sewerage: Standard UK domestic

Mobile signal coverage: Good

## Entrance Hallway

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



## Lounge

6.03m x 4.89m (19'9" x 16'0")

Window to front with fitted blinds, understair alcove, radiator.



## Lounge Additional



## Inner Hallway

Double storage cupboard housing gas central heating boiler, tiled flooring.



## Bathroom

1.93m x 1.65m (6'3" x 5'4")

Frosted window to rear. An upgraded white suite comprising panelled bath with electric shower over, glass screen door and grey tiled splashbacks, pedestal wash hand basin with chrome mixer tap, push flush w.c, tiled flooring, radiator, pvc panelled walls and ceiling.



## Bathroom Additional



## Kitchen

3.88m x 3.09m (12'8" x 10'1")

Window to rear with fitted roller blind, access door to rear. Fitted with a range of light wood effect wall, floor and drawer units with brushed steel handles, roll edge worktops and tiled splashbacks, one and a half stainless steel sink and drainer with mixer tap, plumbing for washing machine, electric cooker point, space for fridge/freezer, large storage cupboard, vinyl flooring, radiator.



## Kitchen Additional



## First Floor Landing

Window to rear with fitted roller blind.



## Bedroom One

4.99m x 2.66m (16'4" x 8'8")

Window to front. Two fitted double sliding door wardrobes, radiator.



## Bedroom One Additional



## Bedroom Two

3.93m x 2.68m (12'10" x 8'9")

Window to front, radiator. L-shaped.



## Bedroom Two Additional



## Front Garden



## Front Garden Additional



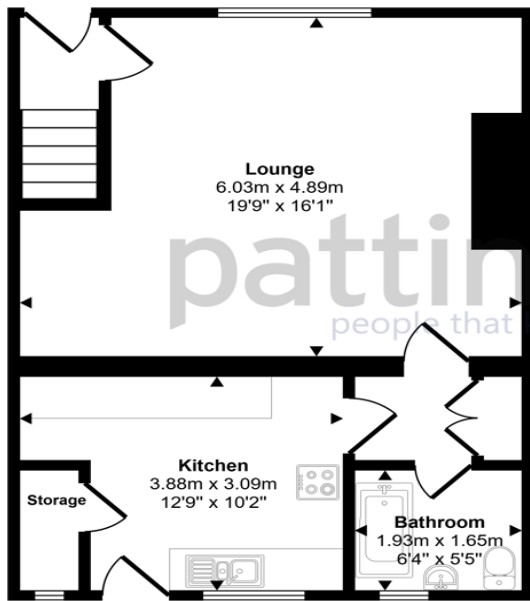
## Front Elevation



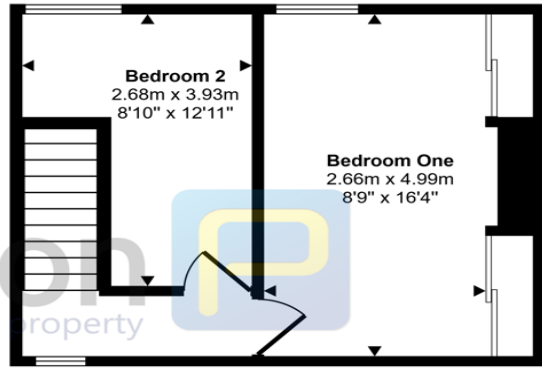
## Rear Elevation



Approx Gross Internal Area  
79 sq m / 848 sq ft



Ground Floor  
Approx 49 sq m / 526 sq ft



First Floor  
Approx 30 sq m / 322 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>			85
(69-80) <b>C</b>			
(55-68) <b>D</b>		66	
(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	

Pont Street, Ashington, Northumberland, NE63 0HH

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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