



### 3 bed terraced house to buy in

North Seaton Road, Ashington,  
Northumberland, NE63 0JN

**£112,000** Starting Bid

 x3  x1  x1

Tenure

**Freehold**

Garage parking

### Property features

- ✓ For Sale By Auction
- ✓ Large Terraced House
- ✓ Three Bedrooms
- ✓ Integrated Kitchen/Diner
- ✓ EPC Rating C

## Key Information

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

## Description

\*\*\*FOR SALE BY AUCTION - LARGE TERRACED HOUSE - THREE BEDROOMS - CHAIN FREE - INTEGRATED KITCHEN/DINER - GROUND FLOOR CLOAKS - BOARDED LOFT WITH LADDER - WEST FACING GARDEN - GARAGE - YARD - VIEW NOW\*\*\*

Pattinson Auction offer for sale this larger style three bedroom terraced house situated on North Seaton Road in Ashington. A popular location which is ideally placed for access to local primary and secondary schools, the town's shops, supermarkets, leisure facilities and travel links including the new train station which links directly into Newcastle city centre.

This spacious family home is warmed via gas central heating (combi boiler) and is Upvc double glazed throughout. Early viewings are essential to avoid disappointment.

Briefly comprising; entrance hallway, lounge, kitchen/diner, rear hallway and ground floor cloakroom. To the first floor three bedrooms with fitted wardrobes and shower room. There is also a large boarded loft with light and pull down ladder.

Externally to the front a pleasant west facing garden with lawns and patio. To the rear a block paved yard with double gates opening for off street parking and single garage.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £112,000

Property Type: Terraced House

Parking: Garage

Year built: 1938

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 the front, stairs to the first floor, stairlift, understair cloak cupboard, radiator.



## Lounge

5.63m x 3.85m (18'5" x 12'7")

Bow bay window to the front with fitted vertical blinds, white marble fireplace with electric flame effect fire, double doors into the dining area, radiator.



## Lounge Additional



## Kitchen/Diner

5.40m x 2.71m (17'8" x 8'10")

Two windows to the rear with fitted vertical blinds. The kitchen area has a range of fitted wall, floor and drawer units with chrome handles, underlighting, roll edge worktops and breakfast bar and tiled splashbacks. One and a half resin sink and drainer with mixer tap, integrated electric hob with extractor over, integrated microwave, electric oven and grill, integrated fridge and freezer, plumbing for washing machine, wood effect flooring and spotlights to the ceiling. The dining area has a built in alcove with double storage cupboard and mirror, radiator.



## Kitchen Area



## Dining Area



## Rear Hallway

Secure access door into the rear yard, wood effect flooring, radiator.



## Cloakroom

1.96m x 0.85m (6'5" x 2'9")

Window to the side with fitted vertical blinds, w.c, wood effect flooring, radiator.



## First Floor Landing

Built in storage cupboard over the bulk head. Loft access hatch to the ceiling. The loft space is fully boarded with access ladder and light.



## Master Bedroom

4.82m x 3.46m (15'9" x 11'4")

Bow bay window to the front with fitted vertical blinds, full length fitted light oak wardrobes with hanging space and fitted interior drawers, two matching bedside drawers and a further large drawer unit, spotlights to ceiling, radiator.



## Master Bedroom Additional



## Bedroom Two

3.62m x 3.55m (11'10" x 11'7")

Window to the rear with fitted vertical blinds, full length fitted light oak wardrobes with hanging space, overhead storage and fitted interior drawers, two matching bedside drawers and headboard spotlights to ceiling, radiator.



## Bedroom Two Additional



## Bedroom Three

3.41m x 2.07m (11'2" x 6'9")

Bow bay window to the front with fitted vertical blinds, double built in wardrobe with overhead storage and hanging rail, radiator.



## Bedroom Three Additional



## Shower Room

2.02m x 1.64m (6'7" x 5'4")

Frosted window to the rear with fitted vertical blinds. A double walk in shower cubicle with chrome dual head shower, pvc splashbacks, white tray and glass screen door. Wash hand basin and w.c set in a white vanity unit with chrome fittings and storage, part tiled walls, tiled flooring, radiator.



## Front Garden



## Rear Elevation



## Rear Yard

Block paved, outside tap, cast iron double gates for access.



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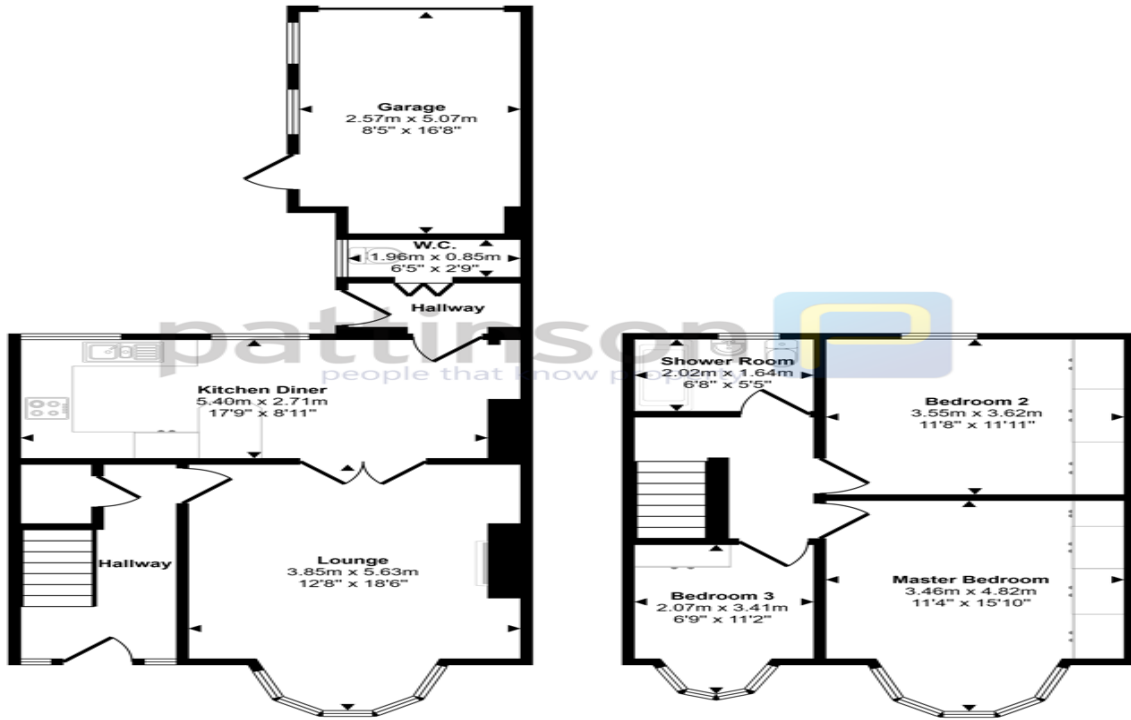
## Garage

*5.07m x 2.57m (16'7" x 8'5")*

Up and over access door to the front, two windows to the side and access door into the yard. Fitted storage cupboards and shelving, lights and power points.



Approx Gross Internal Area  
107 sq m / 1152 sq ft



Ground Floor  
Approx 62 sq m / 672 sq ft

First Floor  
Approx 45 sq m / 480 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>		
(55-68) <b>D</b>		
(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	

North Seaton Road, Ashington, Northumberland, NE63 0JN

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