



## 2 bed terraced house to buy in

Alwinton Square, Ashington, Ashington,  
Northumberland, NE63 9QP

**£85,000** Offers Over

 x 2  x 1  x 1

Tenure

**Freehold**

## Property features

- ✓ No Chain Involved
- ✓ Two Double Bedrooms
- ✓ Good Aspect Garden
- ✓ Dining Kitchen
- ✓ Convenient Location

Off Street parking

Garden

## Key Information

- ✓ Council Tax: Band A
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: ADSL copper wire
- ✓ Mobile signal: Good

## Description

Offered with NO FURTHER CHAIN INVOLVED is this mid link home, located on the conveniently placed Alwinton Square, Ashington. Well placed, the property is within good reach of local shops and amenities and the A189 Spine Road and South East Northumberland coastline are also nearby.

The property is well proportioned, briefly comprising: entrance hall with access to the first floor accommodation and into the reception room and dining kitchen. The living room is situated to the front and the dining kitchen located at the rear.

On the upper floor level there are two double bedrooms, the master is a very good size. The spacious bathroom completes the first floor accommodation.

The home is FREEHOLD and has double glazing and gas central heating via a combination boiler.

A pleasant lengthy enclosed garden to the front of the building benefits from a good aspect.

We feel this home could make a good starter home, down-size or buy-to-let purchase.

Please contact the local sales team to setup an appointment to view.

Council Tax Band: A

Tenure: Freehold

Price: Offers Over £85,000

Property Type: Terraced House

USPs: Garden

Parking: Off Street

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire

Mobile signal coverage: Good

## Entrance

Entrance door opening into the hall. A staircase leads to the first floor landing. Access into the living room and dining kitchen. Understairs recess/storage, central heating radiator.

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## Living Room

4.52m x 3.15m (14'9" x 10'4")

A pleasant room situated to the front with a double glazed window, central heating radiator and access into the dining kitchen.



## Another Living Room Image



## Dining Kitchen

4.07m x 3.31m (13'4" x 10'10")

Situated to the rear with access into the lobby and rear garden.

The kitchen area is fitted with a range of wall and base units with work surfaces, sink unit with taps and drainer board, space and plumbing for washing machine, central heating radiator, space for fridge/freezer and cooker.

The dining area is large enough to house a decent sized table. Return access into the hall.



## Additional Dining Kitchen Image



## First Floor Landing

A spacious landing with access into the bathroom, two bedrooms and loft. A useful cupboard houses the central heating boiler.

## Main Bedroom

4.10m x 3.35m (13'5" x 10'11")

A generous sized double room situated to the front with a double glazed window, central heating radiator and over-the-stairs storage cupboard.



## Bedroom Two

2.56m x 3.86m (8'4" x 12'7")

Another double room situated to the rear with a double glazed window and central heating radiator.



## Bathroom

2.51m x 2.44m (8'2" x 8'0")

A good-sized room located to the rear and fitted with a white three piece suite, comprising: bath with shower over, low level WC and wash hand basin. Tiling to the walls, central heating radiator and two double glazed windows.



## Outside

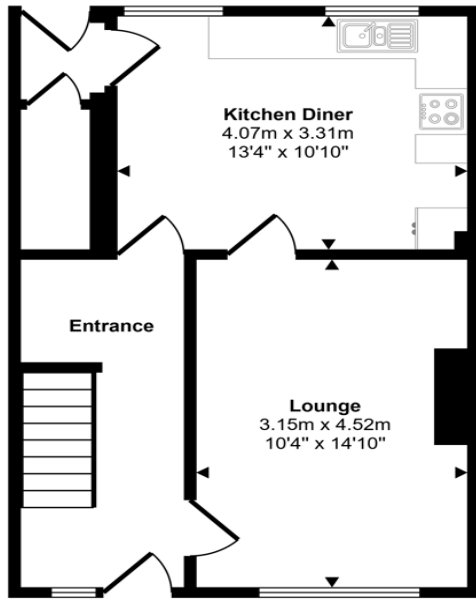
There is a good length enclosed garden located to the front of the building. The garden is laid to lawn with a fenced perimeter. Externally to the rear there is a paved courtyard.



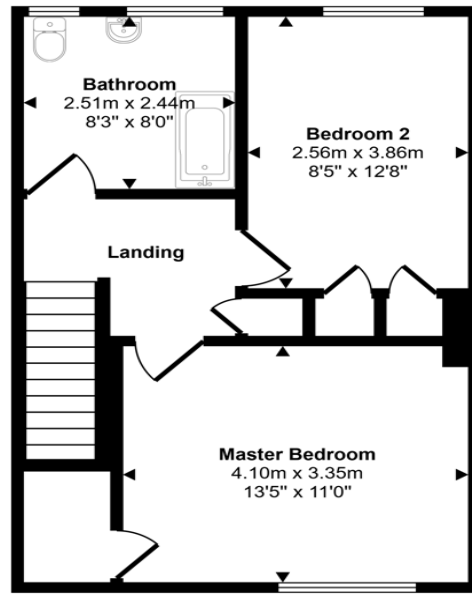
## Floor Plan



Approx Gross Internal Area  
84 sq m / 907 sq ft



Ground Floor  
Approx 42 sq m / 454 sq ft



First Floor  
Approx 42 sq m / 453 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.

Alwinton Square, Ashington, Ashington, Northumberland, NE63 9QP

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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