



### 3 bed terraced house to buy in

Rosalind Street, Ashington,  
Northumberland, NE63 9BN

# £85,000

 x 3  x 1  x 1

Tenure

**Freehold**

### Property features

- ✓ Terraced House
- ✓ Three Bedrooms, Two Receptions
- ✓ Well Presented Throughout
- ✓ Garden & Yard
- ✓ EPC Rating C

Off Street parking

## 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

\*\*\*LARGER STYLE TERRACED HOUSE - THREE BEDROOMS - TWO RECEPTIONS - FOUR PIECE BATHROOM - COMBI BOILER - GARDEN - YARD - OFF STREET PARKING - PERFECT FIRST TIME BUY - VIEW NOW\*\*\*

Pattinson Estate Agents welcome to the sales market this three bedroom terraced house situated on Rosalind Street in the heart of Ashington. Located close to the town centre with an array of shops, amenities, leisure facilities and travel links including the newly opened train station giving easy access into Newcastle City centre. The property is warmed via gas central heating (combi boiler) and benefits from Upvc double glazing throughout.

An ideal investment or first time buy, early viewings are essential to avoid disappointment.

Briefly comprising; entrance hallway, lounge, dining room, kitchen and rear hallway. To the first floor master bedroom with fitted wardrobes, a second double bedroom and one single bedroom. Externally an enclosed low maintenance town garden to the front and a generous yard to the rear with double gates opening for off street parking.

To arrange your viewing please contact our Ashington Team.

Council Tax Band: A

Tenure: Freehold

Price: Offers In The Region Of £85,000

Property Type: Terraced House

Parking: Off 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 the front, stairs to the first floor, radiator.



## Lounge

4.44m x 4.28m (14'6" x 14'0")

Window to the front with fitted day to night blind. Feature fireplace and hearth with electric fire insert, TV point, double doors opening into the dining room, radiator.



## Lounge Additional



## Dining Room

4.40m x 4.02m (14'5" x 13'2")

Window to the rear with fitted day to night blind, wood effect flooring, radiator.



## Dining Room Additional



## Kitchen

4.58m x 1.79m (15'0" x 5'10")

Window the side. Fitted with a range of wood effect wall, floor and drawer units with roll edge worktops and tiled splashbacks, one and a half stainless steel sink and drainer with mixer tap, integrated electric oven and hob with curved glass extractor over, plumbing for washing machine, space for fridge freezer, wood effect flooring, vertical radiator.



## Kitchen Additional



## Rear Hallway

Access door into the rear yard, large understair storage cupboard.

## First Floor Landing

Loft access hatch to ceiling with drop down ladder. The loft space is part boarded.



## Master Bedroom

4.12m x 3.60m (13'6" x 11'9")

Window to the rear with fitted day to night blind. Wall mounted gas combi boiler, wall mounted TV point, radiator.



## Master Bedroom Additional



## Bedroom Two

4.27m x 2.64m (14'0" x 8'7")

Window to the front with fitted day to night blind, fitted double wardrobe with sliding mirrored doors, radiator.



## Bedroom Two Additional



## Bedroom Three

3.29m x 2.47m (10'9" x 8'1")

Window to the front with fitted day to night blind, radiator.  
No image available - the room is currently used for storage.



## Bathroom

3.05m x 1.86m (10'0" x 6'1")

Frosted window to the rear. Walk in corner shower cubicle with white tray, chrome fittings and glass screen doors, panelled bath with chrome mixer tap, pedestal wash hand basin with chrome mixer tap, push flush w.c, tiled splashbacks, pvc panelled walls, tiled flooring, radiator.



## Rear Yard



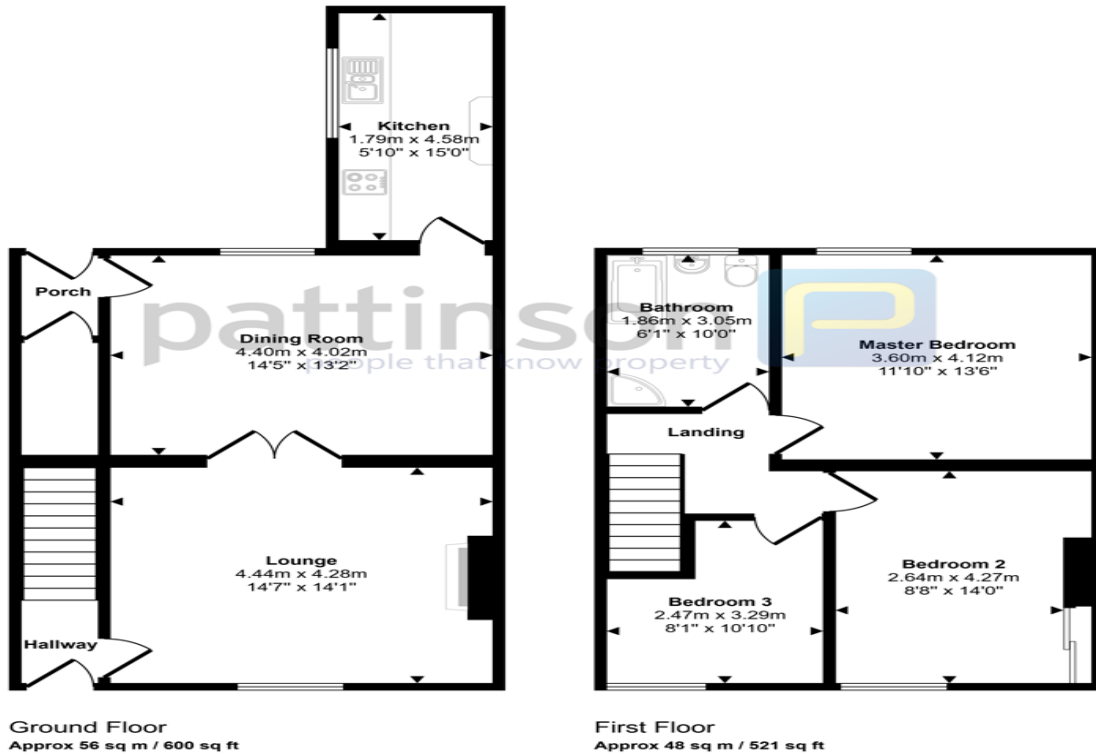
## Rear Elevation



## Front Garden



Approx Gross Internal Area  
104 sq m / 1121 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>		82
(69-80) <b>C</b>	71	
(55-68) <b>D</b>		
(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

Rosalind Street, Ashington, Northumberland, NE63 9BN

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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