



## 2 bed terraced house to buy in

Council Road, Ashington,  
Northumberland, NE63 8RZ

# £135,000

 x2  x1  x2

Tenure

**Freehold**

Car Port parking

## Property features

- ✓ Larger Style Terraced House
- ✓ Two Bedrooms
- ✓ Two Receptions
- ✓ Utility & Cloakroom
- ✓ 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

\*\*\*LARGER STYLE TERRACE HOUSE - TWO DOUBLE BEDROOMS - TWO RECEPTIONS - KITCHEN & UTILITY - GROUND FLOOR CLOAKS - WELL PRESENTED - GARDEN TO FRONT - ENCLOSED CAR PORT/GARAGE - POPULAR LOCATION - MUST BE VIEWED\*\*\*

Pattinson Estate Agents proudly present this larger style extended two bedroom house situated on Council Road in the West End of Ashington, Northumberland. A fantastic town centre location which is within walking distance of schools, shops, leisure facilities and travel links including the new train station which links directly into Newcastle city centre.

Much loved and improved by the current owners including new Upvc double glazing, new ground floor cloakroom/w.c, fitted wardrobes to the master bedroom and decor throughout. Warmed via gas central heating (combi boiler) this lovely home must be viewed to be appreciated.

Briefly comprising lounge, dining room, kitchen and utility. To the first floor two double bedrooms and shower room. Externally to the front a pleasant low maintenance garden with access gate. To the rear a large enclosed yard which has a store room, cloakroom/w.c, covered car port/garage with electric roller access door.

To arrange your viewing please contact our Ashington Team

Council Tax Band: A

Tenure: Freehold

Price: Offers In The Region Of £135,000

Property Type: Terraced House

Parking: Car Port, Rear, Private

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

## Lounge

5.18m x 4.88m (16'11" x 16'0")

French doors opening into the front garden. Wall mounted TV point with wall mounted electric flame effect fire beneath, oak solid wood flooring, open aspect into the dining room, two radiators.



## Lounge Additional



## Dining Room

3.72m x 3.27m (12'2" x 10'8")

Window to the rear. Two built in storage cupboards, oak solid wood flooring, radiator.



## Dining Room Additional



## Kitchen

3.89m x 2.12m (12'9" x 6'11")

Window to the rear. Fitted with a range of shaker style wall, floor and drawer units with brushed steel handles, roll edge worktops and black tiled splashbacks, one and a half black resin sink and drainer with chrome mixer tap, Range gas cooker with black glass splashback and brushed steel pyramid style extractor over, housed gas combi boiler, oak solid wood flooring, black vertical radiator.



## Kitchen Additional



## Utility

2.41m x 1.21m (7'10" x 3'11")

Window to the rear and stable barn door opening into the rear yard. Plumbing for washing machine and dishwasher, vinyl flooring, radiator.



## Inner Hallway

Stairs to first floor.



## First Floor Landing

Frosted window to the side. Large built in storage cupboard. Loft access hatch to the ceiling with drop down ladder. The loft space is part boarded with light.



## First Floor Landing Additional



## Master Bedroom

4.88m x 3.10m (16'0" x 10'2")

Window to the front. Bespoke fitted double and triple wardrobe and a chest of eight drawers with vanity top, wall mounted TV point, radiator.



## Master Bedroom Additional



## Bedroom Two

3.77m x 2.89m (12'4" x 9'5")

Window to the rear, radiator.



## Bedroom Two Additional



## Shower Room

2.75m x 2.06m (9'0" x 6'9")

Frosted windows to the rear and side. A walk in double shower cubicle with white tray, dual head rainfall shower and glass screen door. Bowl wash hand basin with chrome mixer tap, white vanity unit beneath and LED mirror above. Bidet and push flush w.c, tall chrome heated towel rail, fully tiled walls, spotlights to ceiling, vinyl flooring.



## Shower Room Additional



## Rear Yard/Seating Area



## Cloakroom

Wash hand basin and w.c.



## Store Room



## Car Port/Garage



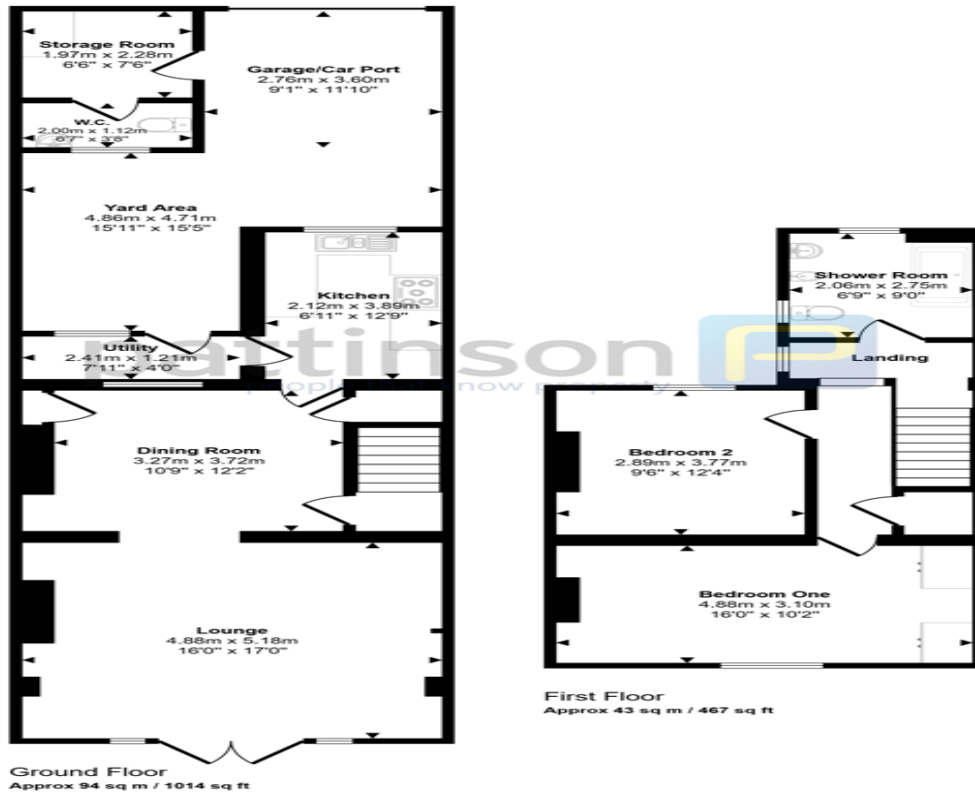
## Front Garden



## Front Garden Additional



Approx Gross Internal Area  
138 sq m / 1481 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>		85
(69-80) <b>C</b>	70	
(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		
England, Scotland & Wales		EU Directive 2002/91/EC

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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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