



Black Close Ashington

Extremely attractive updated three bedroomed semi-detached family home in a very popular part of Ashington, close to all amenities. The property briefly comprises of entrance hall, lounge, spacious well fitted kitchen, utility room/WC, sun lounge and dining room. Upstairs there are three beautifully presented bedrooms and a modern bathroom. Externally there is a small rear garden with decking and larger front garden with a block paving drive leading to a large single garage. Viewing highly recommended.

Asking Price £174,950

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PROPERTY DESCRIPTION

ENTRANCE

UPVC Entrance door

ENTRANCE HALLWAY

Stairs to first floor landing, laminate flooring, single radiator.

LOUNGE 17'4 (5.28) x 12'8 (3.86)

Double glazed window to front, double radiator, fire surround with electric inset and hearth, electric fire, television point, coving to ceiling.



SUN LOUNGE/DINING AREA 20'4 (6.20) x 7'3 (2.21) UP TO 10'6

Double glazed window to rear, double glazed window to rear, single radiator, dado.

KITCHEN 8'9 (2.67) x 17'11 (5.46)

2 double glazed windows to rear, tall feature radiator, range of wall, floor and drawer units with co-ordinating granite work surfaces, stainless steel sink unit and drainer with mixer tap, built in electric fan assisted double oven, electric hob with extractor fan above, integrated fridge/ freezer, laminate flooring, double doors to dining room.



UTILITY ROOM/WC 5'8 (1.73) x 5'2 (1.57)

Fitted base units/work surface, plumbed for washing machine, low level WC, heated towel rail, co ordinated sink.

FIRST FLOOR LANDING

Double glazed window to side, loft access.

BEDROOM ONE 12'6 (3.81) X 10'7 (3.22) into bed alcove

Double glazed window to front, double radiator, fitted wardrobes.

BEDROOM TWO 10'1 (3.07) x 10'7 (3.22)

Double glazed window to rear, double radiator.

BEDROOM THREE 8'4 (2.54) x 4'11 (1.49) up to 8'6 (2.59)

Double glazed window to front, single radiator.



BATHROOM/WC

3 piece suite comprising: mains shower over panelled bath, double wash hand basin, low level WC, spotlights, double glazed window to rear, single feature radiator, tiling to walls, tiled flooring, cladding to ceiling, extractor fan.

SIDE GARDEN

Walled surrounds, driveway leading to garage, block paved.

REAR GARDEN

Low maintenance garden, decking area, artificial grass.

GARAGE

Large garage, attached, roller shutter, lighting, sockets, heating, storage in roof space.

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Gas
Broadband: ADSL Modem
Mobile Signal Coverage Blackspot: No
Parking: Driveway, garage.

AGENTS NOTE

Part Exchange

TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX BAND: B

EPC RATING: C





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