



Rowlington Terrace

Ashington

- 2 Bedroom Terraced House
- Long Mature Garden
- Close to Town Centre
- Gas Central Heating
- Double Glazed

£ 125,000



ROOK
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PROPERTY DESCRIPTION

UPVC entrance door to: ENTRANCE HALLWAY

Stairs to first floor landing, radiator

LOUNGE: 19' (5.79m) into double glazed bay window to front x 14'9(4.50m) into alcove and cupboard

2 x single radiator, built in storage cupboard, television point, coving to ceiling, feature cast iron wood burning stove standing on raised hearth with display sleeper over, exposed floorboards

KITCHEN/DINING ROOM: 18'3 (5.56m) x 13'3 (4.04m) reducing to 7'10 (2.39m)

Double glazed window to rear, radiator, range of wall, floor and drawer units with co-ordinating roll edge work surfaces, co-ordinating sink unit and drainer with mixer tap, hob with extractor fan, integrated fridge/freezer, plumbed for washing machine, tiling to floor, part tiled walls, double glazed door to rear

FIRST FLOOR LANDING:

Double glazed window to rear, radiator, coved cornice

BEDROOM ONE: 16 (4.88m) x 9'1 (2.77m) into range of built in wardrobes.

Double glazed window, radiator, coving to ceiling

BEDROOM TWO: 12'6 (3.81m) x 8'9 (2.67m) @ max point

Double glazed window

GROUND FLOOR BATHROOM/WC:

4 piece white suite comprising panelled bath, pedestal wash hand basin, shower cubicle, low level wc, spotlights, double glazed window to rear, radiator, tiling to walls, tiled flooring, wetboard panelled ceiling

FRONT GARDEN

Lawned area, fencing, gravelled patio area

REAR YARD

Offering off street secure parking

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 | | |
| 69-80 | C | 70 C | 84 B |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Council Tax Band: A

EPC Rating: C

AS00008952.GD.ID.08.03.2024.V.1



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