



## Albatross Way Ashington

Well presented three bedroomed detached family home in Ashington close to Wansbeck Hospital and with excellent transport links. The property briefly comprises of a large living room, kitchen diner and cloakroom downstairs. Upstairs there are three good sized bedrooms , the master with en suite and a family bathroom. Externally you will find an enclosed rear garden and to the front a driveway leading to the integral garage.

**£175,000**

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# Albatross Way Ashington

## PROPERTY DESCRIPTION

### ENTRANCE HALLWAY

Stairs to first floor landing, single radiator, double glazed window to side.

### CLOAKS/WC

Low level WC, wash hand basin, vinyl tiling to floor, extractor fan.

### LOUNGE 15'2 (4.62) x 9'11 (3.02)

Double glazed window to front, double radiator, television point.

### KITCHEN/DINING ROOM 13'5 (4.09) x 7'8 (2.33)

Double glazed window to rear, double radiator, range of wall, floor and drawer units with co-ordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer tap, tiled splash backs, built in electric fan assisted oven, gas hob with extractor fan above, space for fridge/freezer, plumbed for washing machine/dishwasher, laminate flooring, double glazed patio doors to rear.

### FIRST FLOOR LANDING

Loft access, single radiator.

### BEDROOM ONE 9'2 (2.79) x 13'10 (4.22)

Double glazed window to front, single radiator.

### EN-SUITE

Double glazed window to rear, low level WC, pedestal wash hand basin, single radiator, mains shower cubicle, part tiling to walls, laminate to floor.

### BEDROOM TWO 13'7 (4.15) into alcove x 11'5 (3.48)

Double glazed window to front, single radiator, television point.

### BEDROOM THREE 6'10 (2.08) x 11'8 (3.56)

Double glazed window to rear, single radiator.

### BATHROOM/WC

3 piece white suite comprising: panelled bath, pedestal wash hand basin, low level WC, double glazed window to rear, single radiator, part tiling to walls, laminate flooring.





**FRONT GARDEN**

Laid mainly to lawn, driveway leading to garage.

**REAR GARDEN**

Laid mainly to lawn, low maintenance garden, patio area and decking area.

**GARAGE**

Single, integral, up and over door, power.

**PRIMARY SERVICES SUPPLY**

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: ADSL Modem

Mobile Signal Coverage Blackspot: No

Parking: Garage

**AGENTS NOTE**

We have been informed there is an Openspace Management fee of £90 per annum.

**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		95 A
81-91	B	82 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**COUNCIL TAX BAND: C**

**EPC RATING: B**





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