



## Kingfisher Close Ashington

Rare to the market! Two bedroom semi detached bungalow in the ever popular Nursery Park estate in Ashington. The property briefly comprises of a lobby, living room, kitchen, two bedrooms and a refitted modern shower room. Externally there are gardens front and rear laid mainly to lawn, a garage and parking for two cars.

**£150,000**

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# Kingfisher Close Ashington

## PROPERTY DESCRIPTION

### ENTRANCE HALLWAY

UPVC entrance door, single radiator.

### LOUNGE 10'6 (3.20) x 15'5 (4.70)

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

### KITCHEN/ DINING ROOM 12'2 (3.71) x 8'9 (2.67)

Double glazed window to side, single radiator, range of wall, floor and drawer units with co-ordinating roll edge work surfaces, co-ordinating sink unit and drainer with mixer tap, tile splash backs, built in electric fan assisted oven, gas hob with extractor fan above, integrated fridge, integrated freezer, plumbed for washing machine, vinyl flooring, double glazed door to side.

### BACK PASSAGE

Loft access, built in storage cupboard.

### BEDROOM ONE 8'9 (2.67) into alcove x 13'7 (4.15)

Double glazed window to rear, single radiator, fitted wardrobes and drawers.

### BEDROOM TWO 10'6 (3.20) x 7'0 (2.13)

Double glazed window to rear, single radiator.

### SHOWER ROOM/WC

3 piece white suite comprising: wash hand basin (set in vanity unit), shower cubicle, low level WC, double glazed window to side, heated towel rail, cladding to walls in shower, extractor fan.

### FRONT GARDEN

Laid mainly to lawn, driveway leading to garage.

### REAR GARDEN

Laid mainly to lawn, patio area, flower beds, bushes and shrubs, screen fencing.



**PRIMARY SERVICES SUPPLY**

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

**ACCESSIBILITY**

This property has an accessible shower

**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		89 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

**COUNCIL TAX BAND: B**

**EPC RATING: D**



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