



Lindisfarne House

Ashington

An extensive and unique converted Victorian schoolhouse in the heart of the west end of Ashington close to shops, schools and all amenities.

Entering through a large hallway, the property boasts a number of rooms which provide extensive potential. The home briefly comprises of, a large hallway, study with shower off, cloakroom and utility room.

The very large living room and kitchen area is the focus of the house with its high vaulted ceiling and large windows which leads off to a second living room and rear hallway and cupboard area. There is a large bedroom with ensuite and a second room which is being used a bedroom at the moment.

To the first floor there is an open plan attic which includes an office area, bedroom and modern ensuite again with high vaulted ceilings. Externally you will find a low maintenance garden area and parking for two cars.

Of all our properties we would advise viewing this property to truly appreciate the accommodation on offer.

Offers in the region of: £350,000

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PROPERTY DESCRIPTION

LARGE ENTRANCE HALLWAY

UPVC Entrance door

CLOAKS/WC

Low level WC, wash hand basin, double glazed window, single radiator.

LOUNGE AREA 17'9 (5.41) x 19'0 (5.79)

Double glazed window to front, double radiator, stairs to first floor

SECOND RECEPTION ROOM 16'8 (5.08) x 13'8 (4.17)

Double glazed window to front, double radiator, tv aerial.

THIRD RECEPTION ROOM (off entrance) 13'1 (3.99) x 6'6 (1.98)

Double glazed window to side, double radiator.

KITCHEN AREA 9'4 (2.84) x 17'10 (5.44)

Double glazed window to front, double radiator, range of floor and drawer units with co ordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer tap, space for range oven, space for fridge/freezer, plumbed for washing machine, vinyl flooring.

UTILITY ROOM 7'10 (2.39) x 8'9 (2.67)

Double glazed window to front, fitted wall and base units, stainless steel sink unit, space for fridge/freezer, vinyl flooring.

BEDROOM ONE 21'10 (6.65) x 13'0 (3.96)

2 double radiators

EN SUITE

Low level WC, pedestal wash hand basin, extractor fan, large electric shower cubicle.

BEDROOM TWO 15'1 (4.59) x 11'11 (3.63)

No window, single radiator, built in cupboard.

ATTIC AREA 21'9 (6.63) x 29'11 (9.12)

Double glazed velux windows, double glazed windows to front and side, vaulted ceiling, study area, louver shutters.

BATHROOM

3 piece white suite comprising: panelled bath, pedestal wash hand basin, low level WC, double glazed window to front, heated towel rail, laminate flooring, cladding to walls.

REAR PASSAGE

Glazed composite door, double radiator, storage cupboard.

FRONT GARDEN

Bushes and shrubs, low maintenance garden.



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

PRIMARY SERVICES SUPPLY

- Electricity: Mains
- Water: Mains
- Sewerage: Mains
- Heating: Gas
- Broadband: Fibre (premises)
- Mobile Signal Coverage Blackspot: No
- Parking: Allocated parking space

ACCESSIBILITY

This property has 2 ramps.

COUNCIL TAX BAND: C

EPC RATING: E



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		



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Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

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