



Woodlands Road Ashington

This lovely family home is on a great corner plot with beautiful gardens. Situated in North Seaton near to local shops and facilities. Enter into the porch, door into the lounge through dining room with a window to the front. Fitted kitchen with a door into the useful utility and ground floor w.c. To the first floor there are three bedrooms, two of which have fitted wardrobes and the modern family shower room. The rear garden has a large lawned area, mature shrubs and borders. There are two sheds and a summerhouse all with mains electricity and garden to the side. To the front there is a block paved driveway leading to the attached garage. Gas central heating and double glazing are installed. This is a perfect family home which is worthy of viewing. No upper chain.

OIRO £168,000

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PROPERTY DESCRIPTION

ENTRANCE PORCH

UPVC Entrance door

CLOAKS/WC off utility

Low level WC.

LOUNGE 13'10 (4.22) x 15'0 into alcove

Double glazed window to front, single radiator, fire surround with electric inset and hearth, built in storage cupboard, television point, coving to ceiling, archway to dining room.

DINING ROOM 8'8 (2.64) x 10'8 (3.25)

Double glazed window to rear, coving to ceiling, ceiling rose, single radiator.

KITCHEN 9'4 (2.84) x 10'5 (3.18)

Double glazed window to rear, single radiator, range of wall, floor and drawer units with co ordinating square edge work surfaces, stainless steel sink unit and drainer, tiled splash backs, space for cooker/oven, vinyl flooring, spotlights.

UTILITY ROOM

Double glazed window to rear, space for fridge/freezer, plumbed for washing machine, double radiator, laminate flooring, built in cupboard.

BEDROOM ONE 11'11 (3.63) x 7'11 (2.41) to front of robes

Double glazed window to front, single radiator, fitted mirrored wardrobes.

BEDROOM TWO 8'10 (2.69) x 8'4 (2.54) to front of robes

Double glazed window to rear, single radiator, built in cupboard, coving to ceiling.

SHOWER ROOM

3 piece suite comprising: shower cubicle, wash hand basin, low level WC, spotlights, double glazed window to rear, heated towel rail, vinyl flooring, cladding to walls.

REAR GARDEN

Laid mainly to lawn, patio area, flower beds, bushes and shrubs, screen fencing, garden shed/summer house, green house, well stocked and well maintained.



PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Gas
Broadband: Fibre
Mobile Signal Coverage Blackspot: No
Parking: Driveway for 2 cars

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



COUNCIL TAX BAND: B
EPC RATING: D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



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