



Sandpiper Way Ashington

Very well presented two bedroom terraced home in the popular Nursery Park area of Ashington close to all amenities . The property briefly comprises of an entrance lobby, spacious living room, a dining room and well fitted kitchen. Upstairs there is a large master bedroom, a good sized second bedroom and a modern family bathroom. Externally you will find a lawned front garden and a well stocked rear garden with patio area and two sheds. There is also a garage in a separate block.

£135,000

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PROPERTY DESCRIPTION

ENTRANCE PORCH

Composite entrance door, laminate flooring.

LOUNGE 10'9 (3.28) x 14'6 (4.42)

Double glazed window to front, single radiator, television point, coving to ceiling, laminate flooring.



DINING ROOM 8'4 (2.54) x 8'2 (2.48)

Double glazed patio doors to rear, single radiator.

KITCHEN/DINING ROOM 11'1 (3.38) x 5'9 (1.75)

Double glazed window to rear, range of wall, floor and drawer units with co ordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer tap, built in electric fan assisted oven, electric hob with extractor fan above, space for fridge, plumbed for washing machine, laminate flooring.

FIRST FLOOR LANDING

Loft access, built in storage cupboard



BEDROOM ONE 14'6 (4.42) x 11'0 (3.35)

Double glazed window to front, single radiator, coving to ceiling.

BEDROOM TWO 8'0 (2.44) x 8'7 (2.62) to front of wardrobes

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

BATHROOM/WC

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

FRONT GARDEN

Laid mainly to lawn

REAR GARDEN

Laid mainly to lawn, patio area, bushes and shrubs, garden shed.

GARAGE

Single, attached, separate block



PRIMARY SERVICES SUPPLY

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

AGENTS NOTE

This property is currently tenanted- Tenant is leaving at the end of August.

MATERIAL / CONSTRUCTION ABNORMALITIES

We have been informed that ... (the roof is thatched / this is a prefabricated building / this is non-standard construction)

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: A

EPC RATING: D



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	68 D	
39-54	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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