



Briardene Ashington

A well presented two bedroom end terrace home in the Fallowfield area of Ashington. The property consists of an entrance porch, large living area and fitted kitchen downstairs with two sizeable double bedrooms and a fully tiled family bathroom upstairs. Externally you will find a lawned front garden and a block paved rear courtyard with two outhouses.

£105,000

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PROPERTY DESCRIPTION

ENTRANCE PORCH

Half glazed entrance door, double glazed windows to front and sides.



LOUNGE 12'4 (3.76) x 18'9 (5.72)

Double glazed window to front, 2 double radiators, television point.

HALLWAY

2 storage cupboards



KITCHEN 9'9 (2.97) x 8'4 (2.54)

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/freezer, plumbed for washing machine and dishwasher, laminate flooring, coving to ceiling.

FIRST FLOOR LANDING

Double glazed window to rear, loft access, 2 built in storage cupboards.



BEDROOM ONE 9'7 (2.92) x 13'6 (4.12)

Double glazed window to front, single radiator.

BEDROOM TWO 8'10 (2.69) x 13'5 (4.09)

Double glazed window to front, double radiator.

BATHROOM/WC

3 piece suite comprising: electric shower over panelled bath, pedestal wash hand basin, low level WC, double glazed window to front, heated towel rail, tiling to walls, tiled flooring.

FRONT GARDEN

Laid mainly to lawn.

REAR GARDEN

Mainly block paved, small lawned area, low maintenance garden.

TWO OUTHOUSES TO REAR

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Mobile Signal Coverage Blackspot: No

Parking: Driveway, allocated parking space.

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: TBC

EPC TO FOLLOW

AS00009954.GD.LD.02.09.2024.V.2





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