



## Cygnets Close Ashington

A three bedroom detached bungalow in the popular Nursery Park area of Ashington which would benefit with some updating. The property briefly comprises of an entrance porch, spacious living room, fitted kitchen, conservatory, two double bedrooms with fitted wardrobes, a single bedroom and a large bathroom. Externally you will find a lawned front garden with a driveway up to the garage and a well stocked rear garden laid mainly to lawn.

OIEO **£215,000**

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# Cygnets Close

## Ashington

### PROPERTY DESCRIPTION

#### **ENTRANCE HALLWAY**

Part glazed entrance door, storage cupboard.

#### **LOUNGE/DINER 17'5 (5.31) x 11'11 (3.63) up to 17'3 (5.26)**

Triple glazed window to front, double radiator, fire surround with inset and hearth, gas fire, television point, coving to ceiling.

#### **KITCHEN 11'7 (3.53) x 9'4 (2.84)**

Triple glazed window to rear and side, double radiator, range of wall, floor and drawer units with coordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer tap, tiled walls, space for cooker, space for fridge, plumbed for dishwasher and washing machine laminate flooring.

#### **CONSERVATORY 7'10 (2.39) x 14'0 (4.27)**

Dwarf wall, double glazed windows.

#### **LOFT**

Converted, boarded, lighting and power, roof lights.

#### **BEDROOM ONE 14'6 (4.42) x 10'2 (3.10)**

Triple glazed window to rear, single radiator, fitted wardrobes and drawers, coving to ceiling.

#### **BEDROOM TWO 7'0 (2.13) to front of wardrobes x 8'11 (2.72)**

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

#### **W/C OFF BEDROOM TWO**

Low level WC, wash hand basin (set in vanity unit).

#### **BEDROOM THREE 9'8 (2.95) x 8'0 (2.44)**

Triple glazed window to front, single radiator.



### BATHROOM/WC

4 piece coloured suite comprising: electric shower over panelled corner bath, pedestal wash hand basin, low level WC, bidet, triple glazed window to side, double radiator, tiling to walls.

### 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.

### SINGLE GARAGE

Attached, electric door, power and lighting, plumbed for washing machine.

### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband:

Mobile Signal Coverage Blackspot: No

Parking: Garage, driveway.

### 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             |         | 85 B      |
| 69-80 | C             | 70 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

COUNCIL TAX BAND: C

EPC RATING: C





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