



Kenilworth Road Ashington

A very well presented three bedroom terraced house for sale in central Ashington. Close to local schools and amenities, perfect for a family home. The property comprises of a spacious living room, a modern kitchen/dining area and a large lawned garden with decking area. To the first floor is a fabulous contemporary bathroom and three bedrooms.

£170,000

ROOK
MATTHEWS
SAYER

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PROPERTY DESCRIPTION

ENTRANCE HALLWAY

UPVC Entrance door, stairs to first floor landing.

CLOAKS/WC off kitchen

Low level WC, wash hand basin, tiling to floor, combi boiler.

LOUNGE 15'3 (4.65) x 15'0 (4.57)

Double glazed patio doors to front, 2 feature radiators, built in storage cupboard, television point.

KITCHEN/DINING ROOM 7'10 (2.39) x 18'8 (5.69)

Double glazed window to rear, feature radiator, 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, gas hob with extractor fan above, space for fridge/freezer, tiling to floor, spotlights.

BEDROOM ONE 9'0 (2.74) x 11'8 (3.56)

Double glazed window to front, single radiator, television point.

BEDROOM TWO 11'8 (3.56) x 9'3 (2.82) into alcove

Double glazed window to front, single radiator, access to loft.

BEDROOM THREE 9'11 (3.02) x 7'8 (2.33)

Double glazed window to rear, single radiator.

BATHROOM/WC

4 piece suite comprising: panelled bath, shower cubicle, wash hand basin (set in vanity unit), low level WC, double glazed window to rear, heated towel rail, tiling to walls, tiling to floor, spotlights.



FRONT GARDEN

Laid mainly to lawn, bush surrounds, driveway, decking area.

REAR YARD

OUTHOUSE

Power and lighting, water supply, shelved, converted from garage, plumbed for washing machine.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Cable

Mobile Signal Coverage Blackspot: No

Parking: 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

COUNCIL TAX BAND: A

EPC RATING: C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		





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