



## Pine Valley Way Ashington

- Three Bedroom End Terraced Town House
- Modern Fitted Kitchen
- Low Maintenance Enclosed Rear Garden
- Parking For Two Cars
- Council Tax Band: B

**OIEO £157,950**



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# Pine Valley Way

## Ashington

### PROPERTY DESCRIPTION

#### ENTRANCE PORCH

Glazed composite entrance door, laminate flooring.

#### CLOAKS/WC

Low level WC, wash hand basin, laminate flooring.

#### LOUNGE 11'0 (3.35) X 14'10 (4.52)

Double glazed window to front, double radiator, built in storage cupboard, television point.

#### KITCHEN DINER 7'9 (2.36) x 11'9 (3.58)

Range of wall, floor and drawer units with co ordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer tap, tiled splash backs, built in electric fan assisted oven, gas hob with extractor fan above, integrated fridge, freezer and washing machine, plumbed for dishwasher, laminate flooring, spotlights, double glazed patio doors to rear.

#### FIRST FLOOR LANDING

Single radiator, stairs to second floor.

#### BEDROOM ONE 12'0 (3.66) x 8'11 (2.72)

2 double glazed windows to front, single radiator.

#### BEDROOM TWO 11'11 (3.63) x 7'10 (2.39)

Double glazed window to rear, single radiator.

#### SECOND FLOOR LANDING

Built in cupboard

#### BEDROOM THREE (attic bedroom) 8'5 (2.57) x 23'5 (7.14)

Built in cupboard.

#### BATHROOM/WC

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

#### FRONT GARDEN

Low maintenance garden, path to front doo.

#### REAR GARDEN

Low maintenance garden, patio area, bushes, garden shed, off street parking for 2 cars, access from side and rear.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX BAND: B

EPC RATING: C

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