



## Kenilworth Road Ashington

A very well presented three bedroom terraced house in a popular area of Ashington close to all amenities and the soon to be opened railway station which will provide easy access to Newcastle city centre. The property briefly comprises of an entrance hall, spacious open plan living /dining area and light and airy fitted kitchen. Upstairs there are three good sized bedrooms a family bathroom and separate WC. Externally there is a lawned front garden with driveway and to the rear a well stocked garden with a lawned and patio area.

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# Kenilworth Road Ashington

## PROPERTY DESCRIPTION

### ENTRANCE

UPVC door

### ENTRANCE HALLWAY

Stairs to first floor landing, laminate flooring, double glazed window to front, single radiator.

### LOUNGE 10'2 (3.10) x 11'1 (3.38) / DINING AREA 11'8 (3.56) x 8'4 (2.54)

Double glazed window to front, double glazed patio doors to rear, double radiator, built in storage cupboard.

### KITCHEN 5'11 (1.80) up to 9'2 (2.79) x 18'2 (5.53)

Double glazed windows to front and rear, double radiator, range of wall, floor and drawer units with co ordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer tap, space for cooker/ range oven, space for fridge/freezer, plumbed for washing machine/dishwasher, laminate flooring, double glazed door to rear.

### BEDROOM ONE 10'1 (3.07) x 12'4 (3.76)

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

### BEDROOM TWO 8'6 (2.59) x 12'4 (3.76)

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

### BEDROOM THREE 7'3 (2.21) x 11'4 max (3.45)

Double glazed window to rear, single radiator, built in cupboard.

### BATHROOM

2 piece white suite comprising: electric shower over panelled bath, pedestal wash hand basin, double glazed window to rear, single radiator, tiling to walls, tiled flooring.

### SEPARATE WC

Low level wc, tiling to floor and walls, double glazed window.



**FRONT GARDEN**

Laid mainly to lawn, driveway.

**REAR GARDEN**

Lawned area, patio area, flower beds, bushes and shrubs, screen fencing, garden shed, gravelled area.

**PRIMARY SERVICES SUPPLY**

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband:

Mobile Signal Coverage Blackspot:

Parking: Driveway, on street.

**MINING**

The property is known to be on a coalfield and known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

**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		88 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**COUNCIL TAX BAND: C**

**EPC RATING: D**





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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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