



## Woodlands Road Ashington

Three bedroom semi detached family home in the ever popular North Seaton area close to local shops with excellent road links via the spine road. The property comprises of a large living dining area, a conservatory, newly fitted kitchen and utility downstairs. To the first floor you will find three good sized bedrooms and a modern family bathroom. Externally there is an enclosed rear garden laid mainly to lawn and a garden with driveway to the attached garage to the front.

**£ 155,000**

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# Woodlands Road Ashington

## PROPERTY DESCRIPTION

### ENTRANCE HALLWAY

UPVC Entrance door, stairs to first floor landing, laminate flooring, single radiator, storage cupboard.

### LOUNGE 11'5 (3.48) x 13'11 (4.24)

Double glazed window to front, single radiator, coving to ceiling, archway to dining room

### DINING ROOM 8'6 (2.59) x 10'8 (3.25)

Double glazed patio doors to conservatory, single radiator, coving to ceiling.

### KITCHEN 9'0 (2.74) x 10'7 (3.22)

Double glazed window to rear, single radiator, range of wall, floor and drawer units with co ordinating work surfaces, stainless steel sink unit and drainer with mixer tap, tiled splash backs, built in electric fan assisted oven, electric hob with extractor fan above, laminate flooring.

### UTILITY ROOM 8'0 (2.44) x 8'3 (2.52)

Double glazed window to rear, work surfaces, space for fridge/freezer, plumbed for washing machine, double radiator, laminate flooring, double glazed door to garden.

### CONSERVATORY 8'11 (2.72) x 9'6 (2.90)

Dwarf wall, double glazed windows, laminate flooring.

### FIRST FLOOR LANDING

Double glazed window to side.

### BEDROOM ONE 9'10 (2.99) x 12'0 (3.66)

Double glazed window to front, single radiator.



**BEDROOM TWO 8'10 (2.69) x 8'7 (2.62) to front of wardrobes**

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



**BEDROOM THREE 7'9 (2.36) x 8'11 (2.72) max 6'7 (2.00)**

Double glazed window to front, built in cupboard with access to loft.



**BATHROOM/WC**

3 piece white suite comprising: electric shower over panelled bath, wash hand basin (set in vanity unit), low level wc, double glazed window to rear, tiled flooring, cladding to walls and ceiling.



**REAR GARDEN**

Laid mainly to lawn, patio area, screen fencing.

**SINGLE GARAGE**

Attached, roller door.

**PRIMARY SERVICES SUPPLY**

- Electricity: Mains
- Water: Mains
- Sewerage: Mains
- Heating: Gas
- Broadband: ADSL
- Mobile Signal Coverage Blackspot: No
- Parking: Driveway, single garage.

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

**COUNCIL TAX BAND: B**

**EPC RATING: C**



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