



Harrison Crescent Ashington

Stunning two bedroom semi detached home in the popular Essendene Rise estate in Ashington close to local shops and with excellent transport links. The property briefly comprises of a modern kitchen with integrated appliances, a cloakroom and a spacious well presented living room. To the first floor there are two double bedrooms and a lovely family bathroom. Externally there is a driveway to the front and a good sized rear garden laid mainly to lawn with patio area.

£147,995

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PROPERTY DESCRIPTION

ENTRANCE

UPVC Entrance door.

ENTRANCE HALLWAY

Stairs to first floor landing.

CLOAKS/WC

Low level WC, pedestal wash hand basin, laminate flooring, double glazed window, single radiator.

LOUNGE 13'5 (4.09) x 12'5 (3.78)

Double glazed patio doors to rear, double radiator, built in storage cupboard, television point.

KITCHEN 5'3 (1.60) x 11'2 (3.40)

Double glazed window to front, 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, splash backs, built in electric fan assisted oven, integrated fridge, freezer, washing machine and dishwasher, laminate flooring.

FIRST FLOOR LANDING

Loft access.

BEDROOM ONE 12'5 (3.78) x 9'3 (2.82)

Double glazed window to rear, single radiator.

BEDROOM TWO 8'11 (2.72) x 12'5 (3.78) max

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



BATHROOM/WC 5'6 (1.68) x 6'1 (1.85)

3 piece suite comprising: mains shower over panelled bath, wash hand basin, low level WC, spotlights, single radiator, part tiling to walls, vinyl flooring.

REAR GARDEN

Laid mainly to lawn, patio area.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre to premises

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

Management Charge: Please note there is a management fee to be paid annually.

Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX BAND: B

EPC RATING: B





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