



Pont Street Ashington

A great opportunity to purchase a much updated three bedroom terraced home in central Ashington. The property boasts a large well fitted kitchen diner with integral appliances, a spacious lounge downstairs, while upstairs you will find three double bedrooms and a modern shower room. Externally there is a paved front garden and a small yard with an outhouse to the rear. Viewing recommended!

£80,000

ROOK
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SAYER

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PROPERTY DESCRIPTION

ENTRANCE HALLWAY

UPVC Entrance door, laminate flooring, single radiator.

LOUNGE 14'6 (4.42) x 13'11 (4.24)

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

KITCHEN/DINING ROOM 13'10 (4.22) x 14'6 (4.42) into alcove

Double glazed window to rear, single radiator, range of wall floor and drawer units with coordinating roll edge work surfaces, coordinating sink unit and drainer with mixer tap, tiled splash backs, built in electric fan assisted oven, electric hob with extractor fan above, integrated: fridge, freezer and washing machine, laminate flooring, coving to ceiling.

FIRST FLOOR LANDING

Loft access.

BEDROOM ONE 13'10 (4.22) max x 9'4 (2.84) to front of fitted wardrobes

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

BEDROOM TWO 10'0 (3.05) into alcove x 13'10 (4.22)

Double glazed window to front, single radiator.

BEDROOM THREE 8'0 (2.44) x 10'7 (3.22)

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



BATHROOM/WC

3 piece suite comprising: shower cubicle, wash hand basin (set in vanity unit), low level WC, double glazed window to rear, heated towel rail, vinyl flooring.

FRONT GARDEN

Paved low maintenance garden.

SMALL YARD TO REAR.



PRIMARY SERVICES SUPPLY

- Electricity: Mains
- Water: Mains
- Sewerage: Mains
- Heating: Gas
- Broadband: Fibre
- Mobile Signal Coverage Blackspot: No
- Parking: On Street

AGENTS NOTE

There is a current buildings insurance premium of £13.73 to be paid monthly.

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: B

EPC RATING: C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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