



## Stonecross Ashington

Well presented three bedroom terraced property in central Ashington close to all local amenities. The property briefly comprises of a large living dining room and well fitted kitchen downstairs while to the first floor you will find three good sized bedrooms and a family bathroom. Externally there is a low maintenance front garden and a rear garden laid mainly to lawn.

# £120,000

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## PROPERTY DESCRIPTION

### ENTRANCE PORCH

EPVC Entrance door, double glazed windows to front.

### LOUNGE/DINING ROOM 13'3 (4.04) x 18'7 (5.66)

Double glazed window to front, double radiator, television point.

### KITCHEN AREA 11'6 (3.51) x 11'6 (3.51)

### BREAKFAST BAR AREA 5'10 (1.79) x 5'0 (1.62)

Double glazed window to rear, single radiator, 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 and freezer, plumbed for washing machine, tiling to floor, double glazed door to rear.

### FIRST FLOOR LANDING

Loft access, built in storage cupboard.

### BEDROOM ONE 8'10 (2.69) x 13'4 (4.06)

Double glazed window to front, single radiator.

### BEDROOM TWO 9'7 (2.92) x 11'6 (3.51)

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

### BEDROOM THREE 8'9 (2.67) x 11'9 (3.58)

Double glazed window to rear, single radiator.

### BATHROOM/WC

3 piece suite comprising: mains shower over panelled bath, pedestal wash hand basin, low level WC, spotlights, heated towel rail, double glazed window to rear, laminate flooring, cladding to walls.





**FRONT GARDEN**

Pedestrian access, low maintenance garden, fencing surrounds.

**REAR GARDEN**

Laid mainly to lawn, low maintenance garden, patio area.

**OUTHOUSE**

Power and lighting, water supply, attached.

**PRIMARY SERVICES SUPPLY**

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre to cabinet

Mobile Signal Coverage Blackspot: Had issues with some providers

Parking: Communal parking

**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: A**

**EPC RATING: C**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		







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