



## George Street Ashington

- 3 Bedroom Mid Terraced House
- Spacious Living Room
- Gas Central Heating
- Double Glazing
- No Chain

**£ 45,000**



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# George Street

## Ashington

### PROPERTY DESCRIPTION

#### ENTRANCE HALLWAY

UPVC Entrance door, stairs to first floor landing.

#### LOUNGE 13'7 (4.15) into alcove x 15'0 (4.57)

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

#### KITCHEN/DINING ROOM 9'11 (3.02)

Double glazed window to rear, double radiator, range of wall, floor and drawer units with co ordinating roll edge work surfaces, co ordinating sink unit and drainer with mixer tap, tiled splash backs, space for cooker, space for fridge/freezer, plumbed for washing machine, double glazed door to rear, vinyl flooring.

#### FIRST FLOOR LANDING

Loft access.

#### BEDROOM ONE 16'0 (4.88) x 7'2 (2.18) plus alcove

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

#### BEDROOM TWO 5'0 (1.52) up to 8'3 (2.52) x 12'7 (3.84)

Double glazed window to front, single radiator.

#### BEDROOM THREE 7'11 (2.41) x 8'0 (2.44) to wardrobes

Double glazed window to rear, double radiator, fitted wardrobes and drawers.

#### BATHROOM/WC

3 piece suite comprising mains shower over panelled bath, pedestal wash hand basin, low level WC, double glazed window to rear, single radiator, laminate flooring.

#### SMALL FRONT GARDEN

#### PRIVATE YARD TO REAR

Vehicular access.

#### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband:

Mobile Signal Coverage Blackspot: No

Parking: Vehicular access to rear yard

#### 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: D

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 87 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 64 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

AS00010157.GD.LD.18.03.2025.V.1



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