



## North Seaton Road Ashington

Much loved two bedroom terraced house in Ashington, close to the town centre and the new train station. The property, which has double glazing and central heating, briefly comprises of a hallway, living room, kitchen diner, shower room and rear porch downstairs. To the first floor there are two bedrooms, the master having the benefit of fitted wardrobes. Externally you will find a small front garden and a rear yard with car port and electric shutter door. Viewing recommended.

**£80,000**

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## PROPERTY DESCRIPTION

### ENTRANCE

UPVC Entrance door

### ENTRANCE HALLWAY

Stairs to first floor landing, laminate flooring, single radiator, storage cupboard.

### LOUNGE 10'7 (3.22) into alcove x 16'0 (4.88)

Double glazed window to front, single radiator, electric fire, fire surround, television point, coving to ceiling, ceiling rose.

### KITCHEN/DINING ROOM 15'11 (4.85) x 9'9 (2.97)

Double glazed window to rear, double radiator, range of wall, floor and drawer units with coordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer tap, tiled splash backs, space for cooker, integrated fridge, freezer and washing machine, tiling to floor, carpet to floor, spotlights, door to rear porch, UPVC door.

### REAR PORCH 5'0 (1.52) x 4'8 (1.42)

Tiling to floor.

### BEDROOM ONE 8'11 (2.72) plus alcove x 14'1 (4.29) to wardrobes

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

### BEDROOM TWO 12'7 (3.84) x 7'7 (2.31) max down to 4'3 (1.29)

Double glazed window to rear.





**BATHROOM/WC to ground floor**

3 piece suite comprising: shower cubicle, low level WC, wash hand basin, heated towel rail, double glazed window to rear, spotlights, tiling to walls, tiled flooring.

**SMALL FRONT GARDEN**

Gravelled, bushes and shrubs.

**PRIVATE YARD TO REAR**

Car port, electric garage door, shed.

**PRIMARY SERVICES SUPPLY**

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband:

Mobile Signal Coverage Blackspot: No

Parking: Car port 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: TBC**

**EPC TO FOLLOW**





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