



42 Newbiggin Road, Ashington, Northumberland, NE63 0SY

Offers Over £159,950



## Key features

- MID TERRACED HOME
- OPEN PLAN LOUNGE/DINING AREA
- FITTED KITCHEN
- UTILITY ROOM
- DOWNSTAIRS BATHROOM
- THREE DOUBLE BEDROOMS
- OFF ROAD PARKING
- CLOSE TO LOCAL AMENITIES
- GREAT TRANSPORT LINKS
- VIEWING ADVISED



## Description

Located on Newbiggin Road in the charming town of Ashington, this delightful mid-terraced home offers a perfect blend of comfort and practicality. With three generously sized double bedrooms, this property is ideal for families or those seeking extra space.

Upon entering, you are welcomed into an open plan lounge and dining area, creating a warm and inviting atmosphere for both relaxation and entertaining. The layout is designed to maximise space and light, making it a perfect setting for family gatherings or quiet evenings in.

The property also features a separate utility room, providing additional convenience for laundry and storage needs. The bathroom is conveniently located on the ground floor, ensuring easy access for all residents and guests alike.

For those with vehicles, there is parking available for one car, adding to the practicality of this lovely home.

Situated in a well-connected area, this property is close to local amenities, schools, and parks, making it an excellent choice for families or anyone looking to enjoy the vibrant community of Ashington. This terraced house is not just a place to live; it is a place to call home. Don't miss the opportunity to make this charming property your own.



ENTRANCE HALL

16'2 x 3'1

LOUNGE

16'4 x 13'6

DINING

11'11 x 13'8

KITCHEN

13'5 x 9'8

UTILITY

9'9 x 8

BATHROOM

10'3 x 9'9

STAIRWAY/LANDING

BEDROOM ONE

17'11 x 16'5

BEDROOM TWO

12 x 10'9







#### BEDROOM THREE

9'9 x 9'5

W.C

5'9 x 4'6

EXTERNAL

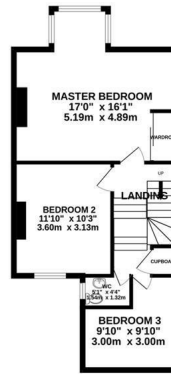
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GROUND FLOOR  
737 sq.ft. (68.3 sq.m.) approx.



FIRST FLOOR  
515 sq.ft. (47.9 sq.m.) approx.



### Energy Efficiency Rating

|                                             | Current                    | Potential |
|---------------------------------------------|----------------------------|-----------|
| Very energy efficient - lower running costs |                            |           |
| (92 plus) A                                 |                            |           |
| (81-91) B                                   |                            |           |
| (69-80) C                                   |                            |           |
| (55-68) D                                   | 68                         | 80        |
| (39-54) E                                   |                            |           |
| (21-38) F                                   |                            |           |
| (1-20) G                                    |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |

### Environmental Impact (CO<sub>2</sub>) Rating

|                                                                 | Current                    | Potential |
|-----------------------------------------------------------------|----------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                            |           |
| (92 plus) A                                                     |                            |           |
| (81-91) B                                                       |                            |           |
| (69-80) C                                                       |                            |           |
| (55-68) D                                                       |                            |           |
| (39-54) E                                                       |                            |           |
| (21-38) F                                                       |                            |           |
| (1-20) G                                                        |                            |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                            |           |
| <b>England &amp; Wales</b>                                      | EU Directive<br>2002/91/EC |           |

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