





# 1 Bath Court, Guide Price £145,000

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- Semi Detached Home
- Good Size Living Room
- Modern Kitchen/Diner
- Downstairs WC
- French Doors Into South Facing Garden
- Two Good Sized Bedrooms
- Three Piece Family Bathroom
- Detached Garage
- Close To Town Center
- Walking Distance To Train Station

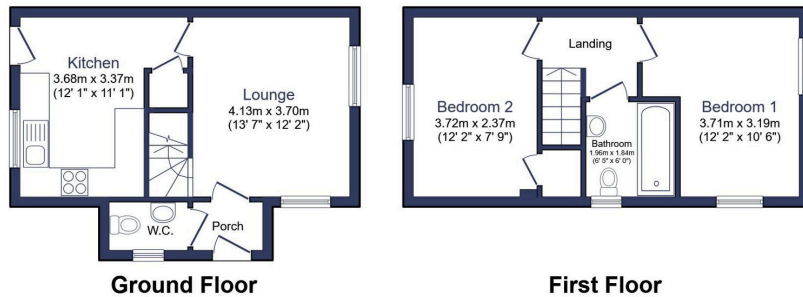






**Well Presented Modern Two Bedroom Home** close to Peoples Park, Ashington.

The ground floor of the property briefly comprises of; The entrance hall way and downstairs WC, spacious living area, a modern kitchen diner with French doors leading out onto a south facing garden. On the first floor there are two good sized bedrooms and the three piece family bathroom. Externally you will find a detached garage, an enclosed rear garden and lawn area to the front and side of the property. Early viewing recommended.



Total floor area 57.9 m<sup>2</sup> (624 sq.ft.) approx  
 This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

**Energy performance certificate (EPC)**

1, Bath Court ASHINGTON NE5 5BS	Energy rating <b>B</b>	Valid until: 18 August 2029
Certificate number: 0560-3881-7454-0291-3021		

Property type: Semi-detached house  
 Total floor area: 62 square metres

**Rules on letting this property**

Properties can be let if they have an energy rating from A to E.  
 You can read [guidance for landlords on the requirements and exemptions](https://www.gov.uk/guidance/landlords-on-the-requirements-and-exemptions)  
<https://www.gov.uk/guidance/landlords-on-the-requirements-and-exemptions#energy-efficiency-standard-landlord-guidance>

**Energy rating and score**

This property's energy rating is B. It has the potential to be A.  
[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:  
 the average energy rating is D  
 the average energy score is 50