



## Tweed Avenue Ellington

- Three Bedrooms
- Very Well Presented
- Gardens Front and Rear
- Council Tax Band: A
- Freehold

**£ 120,000**



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ROOK  
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# Tweed Avenue

Ashington

## PROPERTY DESCRIPTION

### ENTRANCE

UPVC Entrance door

### ENTRANCE HALLWAY

Stairs to first floor landing

### LOUNGE 11'9 (3.58) x 15'7 (4.75)

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

### KITCHEN DINER 14'6 (4.42) x 8'5 (2.57)

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/ dishwasher, vinyl flooring, coving to ceiling, double glazed door to rear.

### FIRST FLOOR LANDING

Loft access, built in storage cupboard.

### BEDROOM ONE 8'3 (2.52) x 13'4 (4.06)

Double glazed window to front, double radiator.

### BEDROOM TWO 8'2 (2.48) x 13'4 (4.06)

Double glazed window to rear, double radiator.

### BEDROOM THREE 6'2 (1.88) x 8'6 (2.59)

Double glazed window to front

### BATHROOM/WC

3 piece white suite comprising: mains shower over panelled bath, pedestal wash hand basin, low level WC, double glazed window to rear, tall radiator, laminate flooring, part tiling to walls.

### FRONT GARDEN

Laid mainly to lawn

### REAR GARDEN

Laid mainly to lawn

### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: On street, communal parking car park

### 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX BAND: A

EPC RATING: D

AS00009772.LD.GD.09.04.2024. V.1



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