



Seminole Lane Ashington

Tastefully presented three bedroom terraced home in Ashington close to the Wansbeck hospital and the spine road. The property briefly comprises of entrance hall, attractive lounge, cloakroom and light and airy kitchen with many integrated appliances. To the first floor there are two double bedrooms with fitted wardrobes and a family bathroom. On the top floor you will find the large master bedroom. Externally there is a low maintenance rear garden and parking to the front.

OIEO: £165,000

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PROPERTY DESCRIPTION

ENTRANCE HALLWAY

Composite glazed door, single radiator, tiled flooring.

CLOAKS/WC

Low level WC, wash hand basin (set in vanity unit), laminate tiling, part tiling to walls, single radiator.

LOUNGE 14'8 (4.47) x 11'10 (3.61)

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

KITCHEN/DINING ROOM 7'10 (2.39) x 9'1 (2.77)

Double glazed window to rear, double radiator, range of white gloss wall, floor and drawer units with co-ordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer tap, tiled splash backs, built in electric fan assisted oven, gas hob with extractor fan above, integrated washing machine and dishwasher, tiling to floor, spotlights, double glazed door to rear.

FIRST FLOOR LANDING

Single radiator

BEDROOM ONE (TO SECOND FLOOR) 8'5 (2.57) up to 11'10 x 28'0 (8.53)

2 velux windows to front, single radiator.

BEDROOM TWO 8'4 (2.54) x 12'0 (3.66)

2 double glazed windows to front, fitted wardrobes.

BEDROOM THREE 8'10 (2.69) x 9'9 (2.97)

Double glazed window to rear, single radiator, fitted wardrobes.

BATHROOM/WC

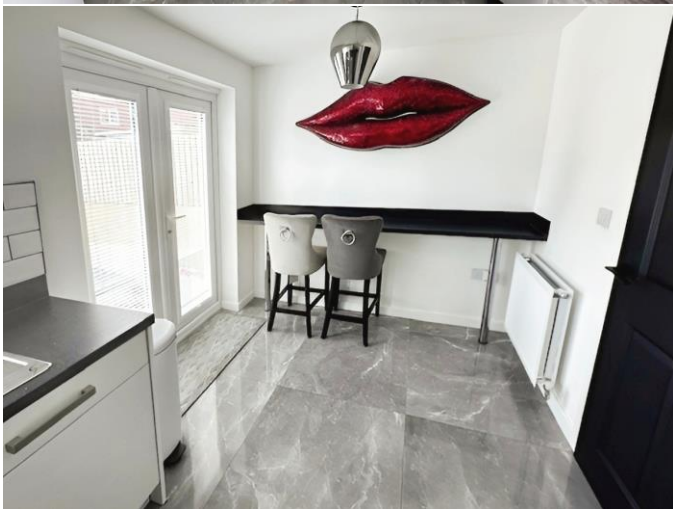
3 piece white suite comprising: shower over panelled bath, pedestal wash hand basin, low level WC, heated towel rail, part tiling to walls.

FRONT GARDEN

Driveway

REAR GARDEN

Low maintenance garden, patio area/decking.



PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Gas
Broadband: Fibre
Mobile Signal Coverage Blackspot: No
Parking: Allocated parking space, communal parking, visitors bay.



TENURE

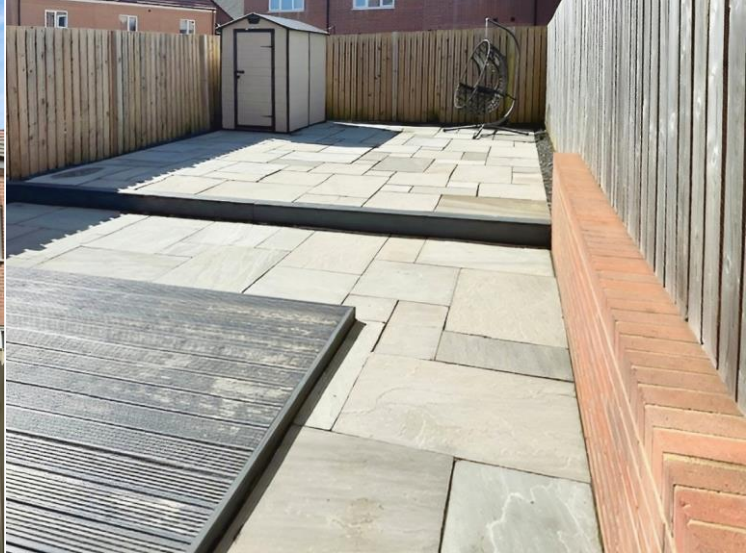
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX BAND: B
EPC RATING: C





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