



Barnston, North Seaton Ashington

A beautifully presented extended three bedroomed semi detached home in Ashington close to local amenities.

The property briefly comprises of an entrance porch, living room, dining area, large fitted kitchen and sun lounge downstairs.

To the first floor there are three good sized bedrooms and a modern shower room.

Externally you will find a block paved drive and garage to the front while to the rear there is a large brick built outhouse and a well stocked lawned garden with patio area.

£170,000

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Barnston, North Seaton

Ashington

PROPERTY DESCRIPTION

ENTRANCE PORCH

UPVC Entrance door

ENTRANCE HALLWAY

Stairs to first floor landing, laminate flooring, double radiator.

LOUNGE 12'0 (3.66) x 13'7 (4.15)

Double glazed window to front, double radiator, fire surround with electric inset and hearth, built in storage cupboard, television point, coving to ceiling, double doors to dining room.

DINING ROOM 15'8 (4.78) x 10'5 (3.18)

Double glazed window to rear, double radiator.

KITCHEN 16'4 (4.98) x 6'8 (2.03)

Double glazed window to rear, range of 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, electric hob with extractor fan above, space for fridge/freezer, plumbed for washing machine, tiling to floor.

CONSERVATORY/SUN ROOM 15'0 (4.57) x 6'6 (1.98)

Double glazed windows, laminate flooring, velux roof lights.

FIRST FLOOR LANDING

Double glazed window to side, loft access.

BEDROOM ONE 8'7 (2.62) x 13'4 (4.06)

Double glazed window to front, single radiator, coving to ceiling, television point, fitted wardrobes and drawers.

BEDROOM TWO 7'4 (2.24) plus wardrobes x 9'3 (2.82)

Double glazed window to rear, single radiator, fitted mirrored wardrobes, built in cupboard, coving to ceiling.

BEDROOM THREE 6'9 (2.06) x 9'11 (3.02)

Double glazed window to front, single radiator, coving to ceiling.

BATHROOM/WC

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

FRONT GARDEN

Driveway leading to garage, block paved.

REAR GARDEN

Well stocked, laid mainly to lawn, patio area, flower beds, bushes and shrubs.

OUTHOUSE 8'1 (2.46) x 16'5 (5.00)

Power and lighting, attached.

GARAGE

Single, attached, up and over door, power and lighting.



PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Gas
Broadband: ADSL Modem
Mobile Signal Coverage Blackspot: No
Parking: Garage, driveway.

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: B
EPC RATING: D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		



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