



## Glenwood Ashington

A very well presented three bedroom mid terraced home in a popular part of Ashington. The property briefly comprises of an entrance porch, large living room, kitchen and WC. Upstairs there is a modern shower room and three good sized bedrooms, the master with fitted wardrobes. Externally there is a low maintenance front garden and an attractive rear garden with outhouse.

# £120,000

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## PROPERTY DESCRIPTION

### ENTRANCE PORCH

UPVC Entrance door

### CLOAKS/WC

Low level WC, wash hand basin (set in vanity unit), laminate tiling, double glazed window.

### LOUNGE 14'1 (4.29) x 17'4 (5.28)

Double glazed window to front, double radiator, fire surround with electric inset and hearth, television point.

### KITCHEN 5'7 (1.70) x 11'9 (3.58)

Double glazed window to rear, single radiator, 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, space for cooker/range oven, space for fridge/freezer, integrated dishwasher, plumbed for washing machine, vinyl flooring.

### FIRST FLOOR LANDING

2 built in storage cupboards, loft access

### BEDROOM ONE 9'9 (2.97) x 12'3 (3.73)

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

### BEDROOM TWO 14'4 (4.37) x 7'4 (2.24)

Double glazed window to front, single radiator.

### BEDROOM THREE 7'5 (2.26) x 8'10 (2.69)

Double glazed window to rear, single radiator.

### SHOWER ROOM/WC

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

### FRONT GARDEN

Bushes and shrubs, low maintenance garden, fencing surrounds, block paved path, gravelled.

### REAR GARDEN

Low maintenance garden, patio area, bushes and shrubs, screen fencing, water tap, outhouse.



**PRIMARY SERVICES SUPPLY**

Electricity: Mains  
Water: Mains  
Sewerage: Mains  
Heating: Gas  
Broadband:  
Mobile Signal Coverage Blackspot: No  
Parking: On street

**MINING**

The property is known to be on a coalfield and known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

**ACCESSIBILITY**

Grab rail in shower.

**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: A**

**EPC RATING: C**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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**Money Laundering Regulations** – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

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